Slamat Bishops Walk | Shirley Hills | Croydon | CR0 5BA

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £1,600,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED RESIDENCE LOCATED IN SHIRLEY HILLS. BUILT CIRCA. 1960, SITUATED WITHIN A SECURE GATED COMMUNITY BACKING ON TO ADDINGTON PALACE GOLF COUSRE. THE PROPERTY BENEFITS FROM ENTRANCE HALL, FOUR DOUBLE BEDROOMS, 19' LIVING ROOM, 13' DINING ROOM, 18' KITCHEN/BREAKFAST ROOM, 18' CONSERVATORY ROOM, FAMILY SHOWER ROOM, TWO EN-SUITE BATHROOMS, FRONT LAWN WITH CARRIAGE DRIVEWAY, TWO GARAGES, 150' LAWNED REAR GARDEN WITH DIRECT ACCESS TO THE GOLF COURSE AND HEATED SWIMMING POOL. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- FOUR DOUBLE BEDROOMS
- 18' CONSERVATORY ROOM
- SECURE GATED COMMUNITY
- FAMILY SHOWER ROOM +TWO EN-SUITES
- FRONT LAWN WITH CARRIAGE DRIVEWAY
- NO UPWARD CHAIN
- 19' LIVING ROOM + 13' DINING ROOM
- TWO GARAGES
- 18' KITCHEN/BREAKFAST ROOM
- 150' REAR LAWNED GARDEN + HEATED POOL

Front door leading to:

ENTRANCE HALL
20'10" x 9'0" (6.37 x 2.76)
Being ' T ' shaped, under stairs storage space, S school style radiator, tiled flooring, spot lighting, door giving access to storage cupboard with work top, space and plumbing for washing machine under, sliding door giving access to storage cupboard with hanging and shelving space, hard wood flooring, spot lighting,

Door off entrance hall to:

BEDROOM 4
11'9" x 9'8" (3.59 x 2.95)
Windows to the rear having a favoured southerly aspect, school style radiator, built in ward robe with hanging and shelving space, storage cupboard over, high level built in double doored storage cupboard.

Door off bedroom 4 to:

EN-SUITE BATHROOM
Being part tiled, comprising wall mounted wash hand basin with mixer tap, low level wc, frosted glazed window, .tiled flooring, spot lighting, bath with contemporary style mixer tap, built in shower with rainfall style shower head.

Door off entrance hall to:

GARAGE ONE
18'5" x 10'11" (5.63 x 3.35)
With electric up and over door, power and lighting, wall mounted electric meter, electric trip switches, door giving access to the rear garden.

Doorway off garage one to:

GARAGE TWO
19'4" x 8'6" (5.90 x 2.60)
Electric up and over door, power and lighting, high level security glazed window to the rear.

Turning staircase with balustrade and spindles up from entrance hall to:

CLOAKROOM
Being part tiled, comprising low level wc, wall mounted wash hand basin with mixer tap, frosted glazed window, tiled flooring.

Sliding door off entrance hall to:

FIRST FLOOR LANDING
Hardwood flooring, window to the front.

Doorway off landing to:

HALLWAY
12'0" in length (3.68 in length)
Hardwood flooring, access to loft storage space, double doors giving access to airing cupboard with slatted shelving, double doored storage cupboard over, spot lighting.

Door off hallway to:

BEDROOM 2
14'7" x 12'1" (4.45 x 3.70)
Having a dual aspect, windows to the rear having a favoured southerly aspect with views of Biggin Hill, windows to the side having an easterly aspect, school style radiator, hard wood flooring, three built in double doored ward robes with hanging and shelving space, one housing four built in drawers.

Door off hallway to:

BEDROOM 3
11'10" x 11'0" (3.61 x 3.36)
Window to the rear having a favoured southerly aspect with views of Biggin Hill,, built in double doored wardrobe with hanging and shelving space, built in dressing table with seven drawers under, school style radiator, hardwood flooring.

Door off hallway to:

BEDROOM 1
10'4" x 8'6" (3.15 x 2.61)
Windows to the side having an easterly aspect with views of Biggin Hill, hard wood flooring.

Doorway off bedroom 1 to:

EN-SUITE BATHROOM
Being fully tiled, comprising bath with brass coloured mixer tap with separate shower attachment, wall mounted wash hand basin with brass coloured mixer tap, low level wc, heated hand towel rail, frosted glazed window, tiled flooring, spot lighting.

Door off hallway to:

FAMILY SHOWER ROOM
Being fully tiled, comprising sink unit with brass coloured mixer tap, low level wc, frosted glazed window, tiled flooring, spot lighting, step in fully tiled shower cubicle with built in shower, separate shower attachment, shower door.

Two stairs up from landing to:

GALLERIED LANDING
13'1" x 10'9" (4.00 x 3.28)
Windows to the front, school style radiator, borrowed light from the living room hardwood flooring.

Twin part glazed doors off galleried lading to:

LIVING ROOM
19'9" x 18'7" (6.03 x 5.68)
Three floor to ceiling windows to the rear having a favoured southerly aspect with views of Biggin Hill, feature marble fireplace surround and mantle, feature cast iron cradle, marble hearth, hard wood flooring.

Square opening off living room to:

DINING ROOM
13'2" x 10'0" (4.03 x 3.05)
Floor to ceiling windows to the rear having a favoured southerly aspect, range of built in drawers, mirrored display shelf over, two double doored storage cupboards over with shelving, hard wood flooring.

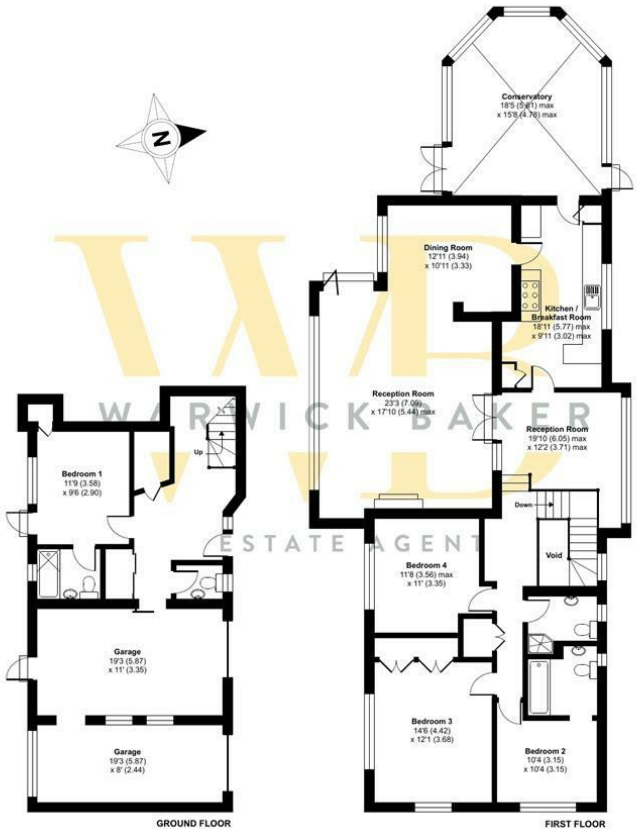
Swinging door off dining room to:

KITCHEN/BREAKFAST ROOM
18'11" x 8'6" (5.78 x 2.60)
Comprising granite work top with inset 1 1/4 bowl sink unit with contemporary style mixer tap, range of slow closing drawers and cupboards under, built in integrated ' AEG ' dishwasher to

Bishops Walk, Croydon, CR0

Total = 2618 sq ft / 243.2 sq m (includes garages & excludes void)

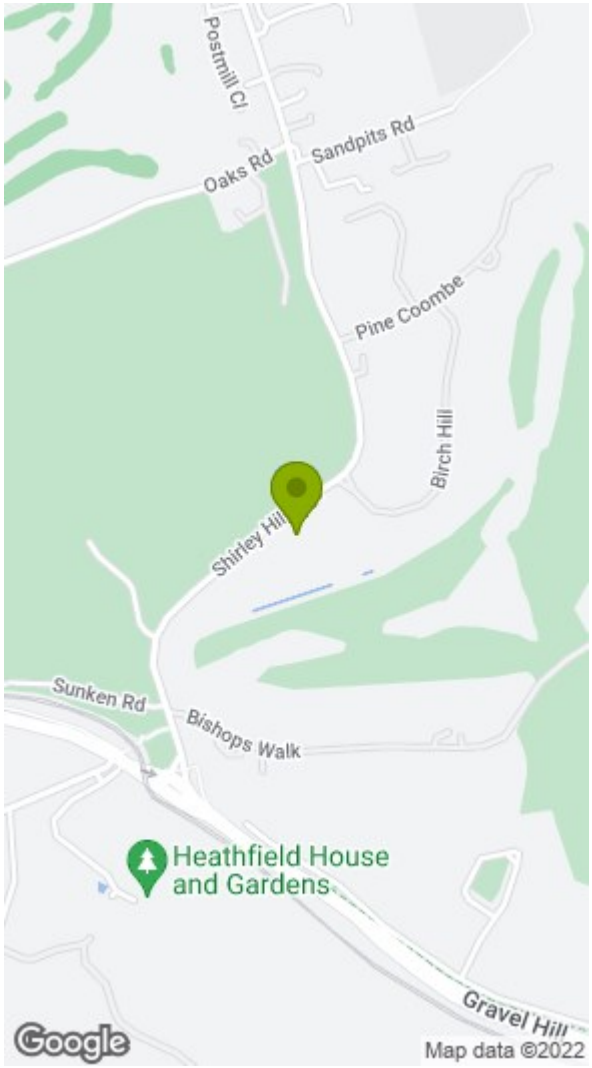
For identification only - Not to scale

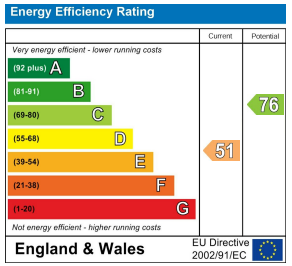


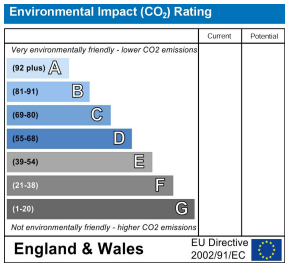
WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 833515







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate