



homezone

Offers In Excess of
£649,950 Freehold

9 Shirley Church Road

Croydon, CR0 5EF

- SUBSTANTIAL DETACHED HOME
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- TWO LARGE RECEPTION ROOMS
- STUNNING KITCHEN/DINER
- 50FT WIDE PLOT / LARGE DRIVEWAY
- DESIRABLE TREE-LINED STREET
- ST JONHS PRIMARY & SHIRLEY HIGH CLOSE BY
- EASY ACCESS TO CROYDON & BROMLEY
- OFFER FOR SALE CHAIN FREE



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A highly desirable and very spacious detached three double bedroom family home.

This property comprises spacious entrance hall, two huge reception rooms, a generous kitchen/diner, ground floor bedroom and bathroom, two large double bedrooms to the first floor and a further bathroom.

Whilst requiring some modernisation, this home is presented in very good order throughout and offers much charm and character, and also the option to further expand the home subject to the usual consents.

The frontage offers a huge block paved driveway that can accommodate 5-6 cars, together with a garage with up and over door, power and lighting. A mature and beautifully stocked planting bed flanks the driveway and the remainder of the frontage is lawned.

To the rear is a 60ft x 50ft rear garden with a full width paved patio and side boundaries with well manicured shrubs, bushes and trees, a green house and a large storage shed.

Croydon & Bromley town centres are both within easy reach, and there are good public transport links close by. St Johns Primary School and Shirley High School are both nearby to the property.

Offered for sale on a CHAIN FREE basis.



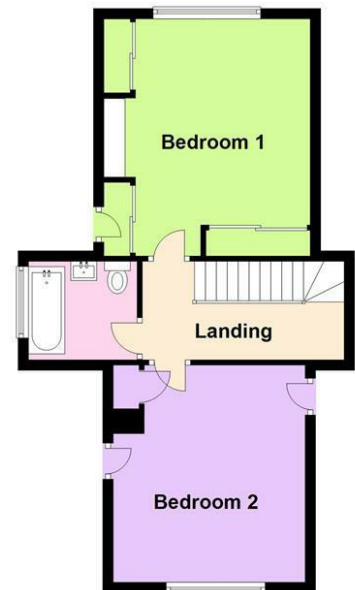
Ground Floor

Approx. 110.7 sq. metres (1191.9 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Total area: approx. 156.7 sq. metres (1686.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility can be taken for an error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.

Plan produced using PlanUp.

Entrance Hall

10'6 x 6'0 max (3.20m x 1.83m max)

UPVC double glazed front door, carpet to floor with inset front door mat, wallpapered walls, cloak recess, glass panel to dining room, radiator, ceiling light fitting.

Lounge

22'4 x 15'0 (6.81m x 4.57m)

Double glass panelled doors from entrance hall, carpet to floor, wallpapered walls, wall lights, double radiator, ceiling coving, UPVC double glazed window, double glazed sliding patio doors leading to garden.

Dining Room

I-shaped: 19'4 max x 19'3 max including stairs (I-shaped: 5.89m max x 5.87m max including stairs)

Glass panelled door from main entrance hall, carpet to floor, wallpapered walls, brick fireplace surround with gas fire (currently disconnected), two UPVC double glazed windows, double radiator, ceiling light fitting and three wall lights, glass panelled door to second/rear hallway, glass panelled double doors to kitchen/diner.

Kitchen/Diner

19'3 max long x 10'6 max, reducing to 7'0 (5.87m max long x 3.20m max, reducing to 2.13m)

Tile effect vinyl flooring, part tiled walls with remainder being wallpaper, extensive range of wood fronted kitchen cabinets with laminate worktops, UPVC double glazed window to front, UPVC double glazed window to side, UPVC double glazed door leading out to side access, stainless steel sink and drainer unit with chrome mixer tap, high level built in oven and microwave, utility area to end of kitchen with space for washing machine and tumble dryer, two ceiling light fittings.

Bedroom 3

10'7 x 9'2 (3.23m x 2.79m)

White painted wood door, carpet to floor wallpapered walls, built in wardrobe with white painted doors, UPVC double glazed window, radiator, ceiling light fitting.

Ground Floor Bathroom

7'2 x 5'6 (2.18m x 1.68m)

White painted door, carpet to floor, fully tiled walls, cream colour bathroom suite comprising bath with shower mixer over, pedestal hand basin

and low level WC, obscured glass UPVC double glazed window, radiator, ceiling light fitting.

Master Bedroom

15'1 max to door recess x 12'5 max to rear of ward (4.60m max to door recess x 3.78m max to rear of wa)

White painted door, cream carpet, combination of white emulsion and wallpapered walls, substantial built in wardrobes to two walls with mirrored sliding doors, UPVC double glazed window, eaves storage areas to both side of bedrooms, radiator, ceiling light fitting.

Bedroom 2

13'5 x 11'10 (4.09m x 3.61m)

White painted door, carpet to floor, emulsion painted walls, storage cupboard, eaves storage space to both sides of bedroom, double radiator, ceiling light fitting.

First Floor Bathroom

6'9 x 5'6 (2.06m x 1.68m)

White painted door, mosaic effect vinyl flooring, white bathroom suite comprising bath with shower mixer over and a folding glass shower screen, pedestal hand basin and low level W/C, obscured glass UPVC double glazed window, ceiling light fitting, chrome heated towel rail.

Front Garden

To the front is a spacious curved block paved driveway that can accommodate 5-6 cars, along the edge of which is a plated border with attractive mature bushes and plants, and the remainder of the frontage being lawn. There is a separate single garage detached from the property and attached to the garage of the next house, which has power and lighting and an up and over garage door.

Rear Garden

A plot in excess of 50ft wide, the rear garden stretches to approximately 60-65ft in length and comprises a spacious block paved wider than average side access behind the garage, leading to paved patio that stretches the full width of the garden. The rear garden is mainly laid to lawn with mature borders offering well manicured and attractive bushes, shrubs and trees. To the front and side is a green house, there is a further paved patio area to the rear of the garden and the far corner offers a screened area where the garden shed can be found.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.