



Guide Price
£550,000

Freehold

4x  2x  2x 

**Wickham Road, Shirley,
Croydon, Surrey, CR0**

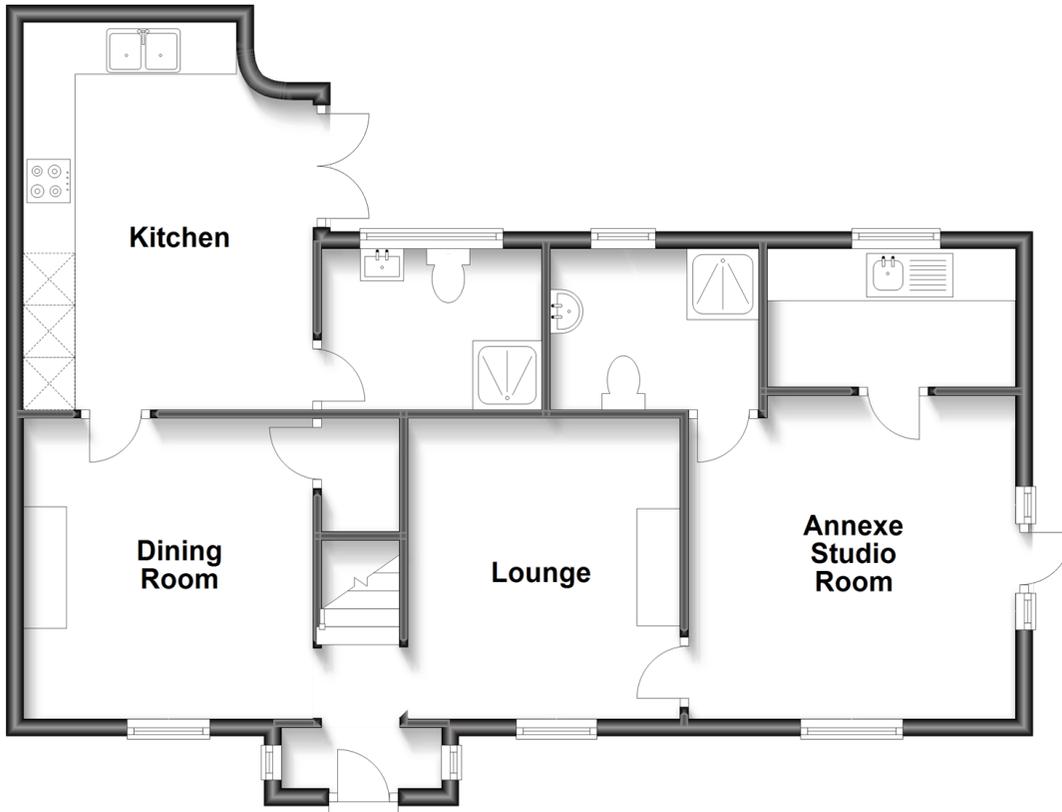
OVER 60?

Secure this property
for up to **59% less!**

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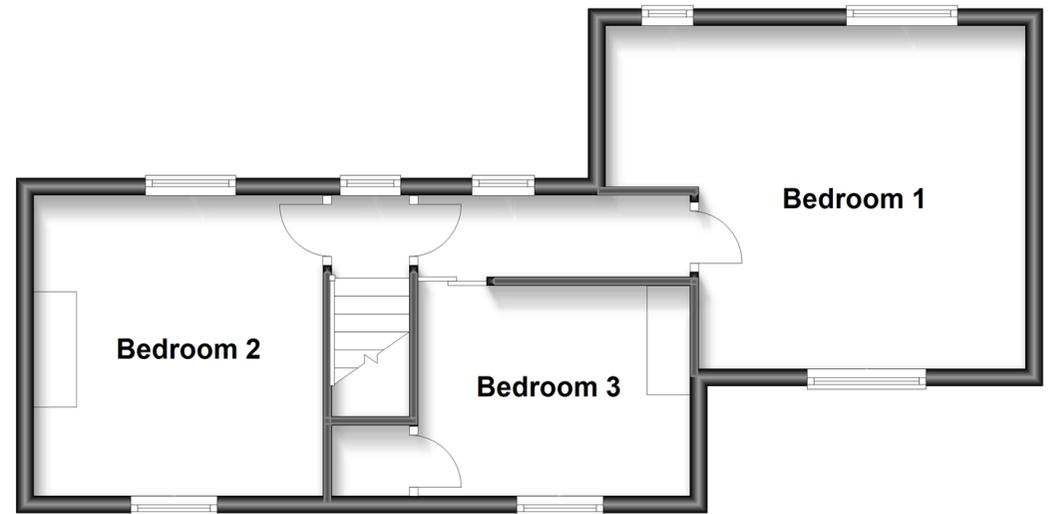
Ground Floor

Approx. 71.0 sq. metres (764.3 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Accommodation

GROUND FLOOR

Porch

Dining Room: 11'4 x 10'11 (3.46m x 3.33m)

Lounge: 11'4 x 10'0 (3.46m x 3.05m)

Kitchen: 14'9 x 11'3 (4.50m x 3.43m)

Shower Room

Annex Studio Room: 12'6 x 12'5 (3.81m x 3.79m)

Annex Kitchen: 9'5 x 5'0 (2.87m x 1.53m)

Annex Shower Room

FIRST FLOOR

Landing

Bedroom 1: 15'8 (4.78m) narrowing to 12'3 (3.74m) x 12'11 (3.94m)

Bedroom 2: 11'3 x 11'0 (3.43m x 3.36m)

Bedroom 3: 10'2 x 8'1 (3.10m x 2.47m)

OUTSIDE

Front and Rear Gardens



Main features

- Delightful extended semi-detached period house
- Abundance of charm and character throughout
- Feature bespoke kitchen with access to the beautiful rear garden
- Annex studio room with an en-suite shower room and kitchen
- Excellent location, being close to transport, restaurants and pubs
- Investment opportunity for buy-to-let



Nearest Schools

Primary Schools: St John's CofE Primary 0.3 miles, Benson Primary and Nursery School 0.6 miles, Orchard Way Primary 1.1 miles
Secondary Schools: Shirley High School Performing Arts College 0.4 miles



Transport Information

Train Stations: South Croydon 1.8 miles
Selhurst 1.8 miles, West Wickham 1.9 miles



Address

Wickham Road, Shirley, Croydon, Surrey, CR0



Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	D(55)	C(76)
21701190/20240423/RF/RF		