



**Guide Price**  
**£550,000**

**Freehold**

3x  1x  2x 

Oak Avenue, Shirley,  
Croydon, Surrey, CR0

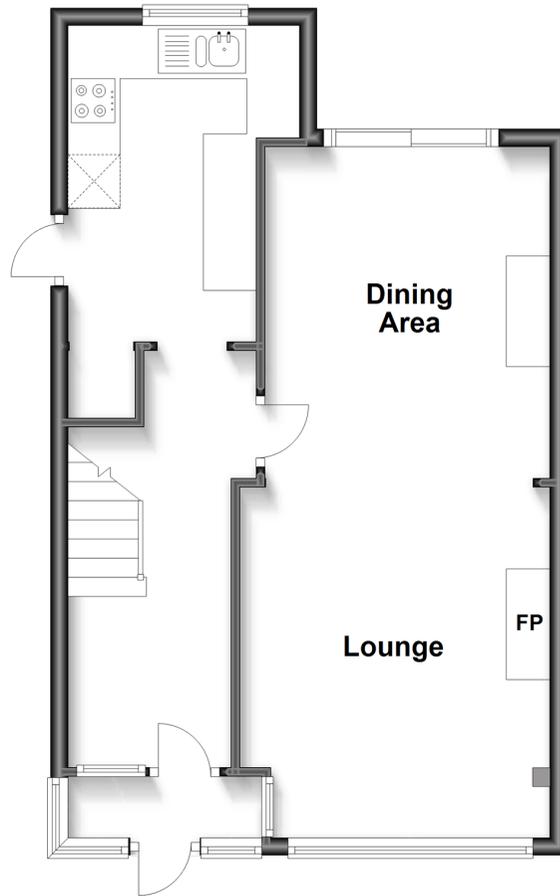
**OVER 60?**

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

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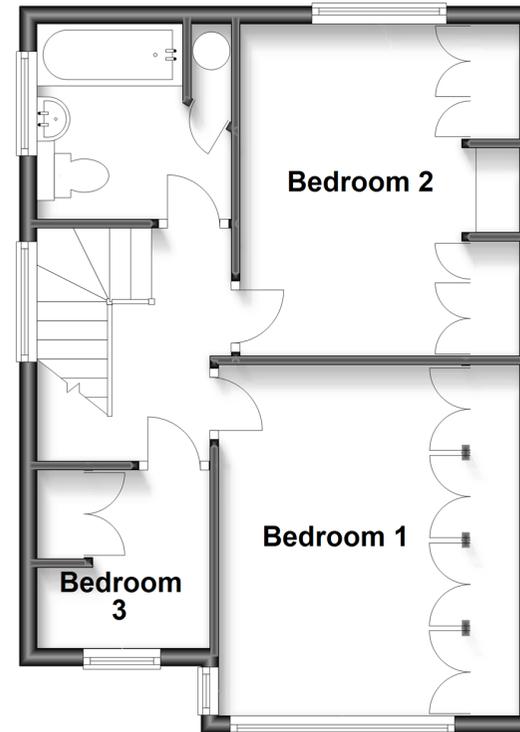
## Ground Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



## First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 12'10 x 11'9 (3.91m x 3.58m)

Dining Area: 12'1 x 10'9 (3.69m x 3.28m)

Kitchen: 11'9 x 6'7 (3.58m x 2.01m)

### FIRST FLOOR

Landing

Bedroom 1: 13'4 x 10'9 into fitted wardrobes (4.07m x 3.28m)

Bedroom 2: 12'5 x 10'5 (3.79m x 3.18m)

Bedroom 3: 6'9 x 6'9 (2.06m x 2.06m)

### OUTSIDE

Garage

Off-Road Parking

Rear Garden



## Main features

- Excellent semi-detached house
- Spacious lounge and dining area together with fitted kitchen make entertaining easy
- Large rear garden backing onto woodland
- Detached garage and off-road parking
- Great location with easy access to West Wickham, shops and reputable schools



### Nearest Schools

Primary: Spring Park 0.2 miles, Oak Lodge 0.6 miles, Benson Primary and Nursery School 0.8 miles

Secondary: Beckmead School 0.5 miles, Glebe School 0.9 miles, Orchard Park High School 1.1 miles



### Transport Information

Train Stations: West Wickham 0.8 miles, Eden Park 1.3 miles, Hayes 1.5 miles



### Address

Oak Avenue, 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:
E(50)	B(81)

21710308/20221109/RF/RF