



**OVER 60?**

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



Video Tour available

**Guide Price**

**£700,000**

**Freehold**

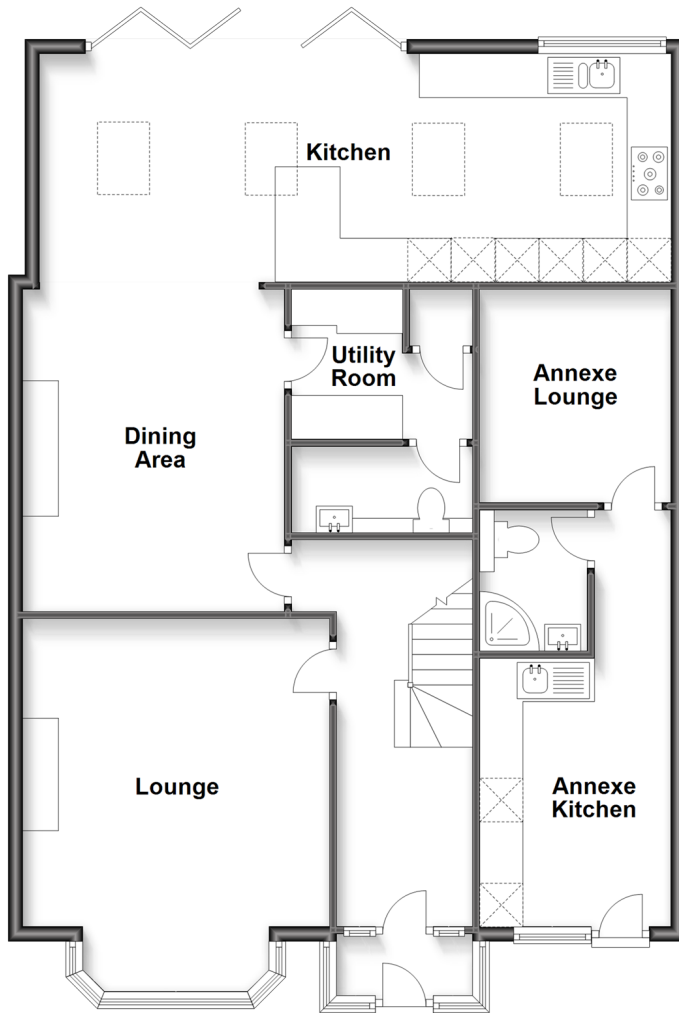
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**Shirley Road, Croydon,  
Surrey, CR0**

**cubitt&west**  
Helping you move forwards

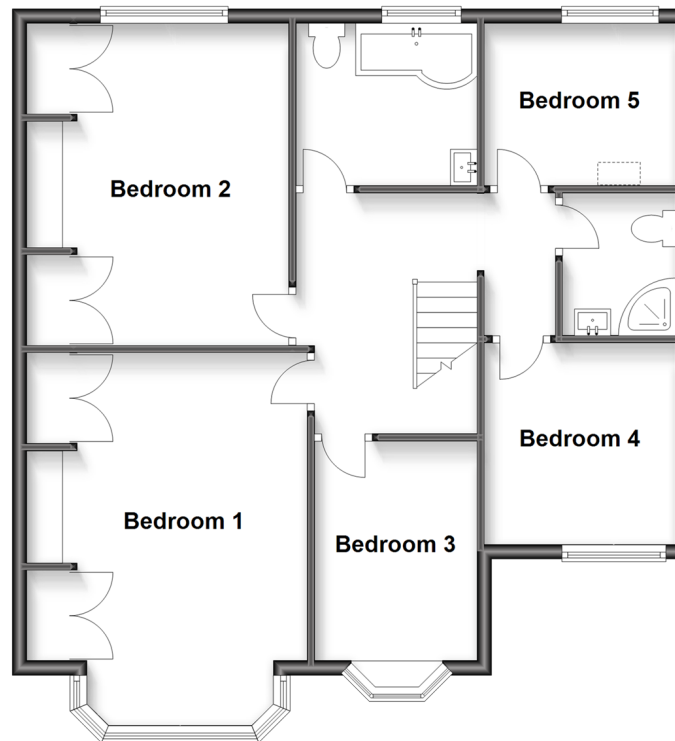
### Ground Floor

Approx. 111.5 sq. metres (1200.0 sq. feet)



### First Floor

Approx. 77.0 sq. metres (828.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'9 x 13'9 (5.41m x 4.19m)

Dining Area: 14'4 x 11'9 (4.37m x 3.58m)

Kitchen: 28'6 x 10'1 (8.69m x 3.08m)

Utility Room: 8'0 x 6'5 (2.44m x 1.96m)

Cloakroom

Annexe Lounge: 11'9 x 8'8 (3.58m x 2.64m)

Annexe Kitchen: 8'11 x 8'8 (2.72m x 2.64m)

Annexe Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 17'8 x 12'8 (5.39m x 3.86m)

Bedroom 2: 14'5 x 11'10 (4.40m x 3.61m)

Bedroom 3: 9'3 x 7'3 (2.82m x 2.21m)

Bedroom 4: 8'11 x 8'8 (2.72m x 2.64m)

Bedroom 5: 8'9 x 7'5 (2.67m x 2.26m)

Shower Room

Bathroom

### OUTSIDE

Off-Road Parking

Rear Garden





## Main features

- Spacious 5 bedroom extended semi-detached home
- Excellent entertaining space in the open plan kitchen and dining area
- Annexe accommodation with separate entrance
- Family bathroom, separate shower room and downstairs cloakroom
- Rear garden and off-road parking



### Nearest Schools

Primary: Ashburton Junior School 0.7 miles, St John's CofE Primary 0.8 miles, Woodside Junior School 1.0 miles  
Secondary: Ashburton Community School 0.3 miles, Trinity School 0.4 miles, Shirley High School Performing Arts College 0.7 miles



### Transport Information

Train Stations: South Croydon 1.7 miles, West Croydon 1.7 miles, Birkbeck 1.8 miles



### Address

Shirley Road, Croydon, Surrey, CR0



### Directions

For directions to this property please contact us.



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Call Shirley Branch 020 8654 3037 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



- 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.



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