

**OVER 60?**

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



**Guide Price**  
**£1,000,000**  
**Freehold**

5x  3x  2x 

Wickham Road, Shirley, Croydon, Surrey,  
CR0

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**Ground Floor**  
Approx. 205.7 sq. metres (2213.8 sq. feet)



**First Floor**  
Approx. 59.3 sq. metres (638.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Lounge: 22'9 x 17'4 (6.94m x 5.29m)  
Kitchen/Diner: 21'7 x 18'1 (6.58m x 5.52m)  
Conservatory: 8'8 x 8'2 (2.64m x 2.49m)  
Bedroom 1: 16'4 x 12'0 (4.98m x 3.66m)  
Study: 12'5 x 10'0 (3.79m x 3.05m)  
Utility Room: 12'11 x 9'9 (3.94m x 2.97m)

### Bathroom

Annexe Kitchen/Lounge: 16'4 x 9'6 (4.98m x 2.90m)  
Annexe Bedroom: 14'1 x 14'1 (4.30m x 4.30m)  
En-Suite Bathroom

### FIRST FLOOR

Landing  
Bedroom 2: 11'11 x 8'0 (3.63m x 2.44m)  
Bedroom 3: 16'11 x 9'4 (5.16m x 2.85m)  
Shower Room: 6'6 x 4'6 (1.98m x 1.37m)  
Bedroom 4: 15'1 maximum x 14'9 maximum (4.60m x 4.50m)

### OUTSIDE

Front Garden  
Off-Road Parking  
Rear Garden



## Main features

- Exquisite, 5 bedroom detached residence situated in the heart of Shirley
- Entertaining is made effort less with a stunning kitchen and spacious lounge
- Additional spacious and stunning annexe
- Superb study ideal for working from home
- Front and rear gardens with off road parking

### Nearest Schools

Primary: Harris Academy Benson 0.3 miles, St John's CofE 0.4 miles, Spring Park 0.5 miles

Further Education: Coloma Convent Girls' School 0.6 miles, Trinity School 0.8 miles, Langley Park School 1.2

### Transport Information

Train Stations: Eden Park 1.1 miles, West Wickham 1.1 miles, Elmers End 1.6 miles, East Croydon 2.5 miles

### Address

Wickham Road, Shirley, 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](http://cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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.

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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