

**OVER 60?**

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



**Guide Price**  
**£1,500,000**  
**Freehold**

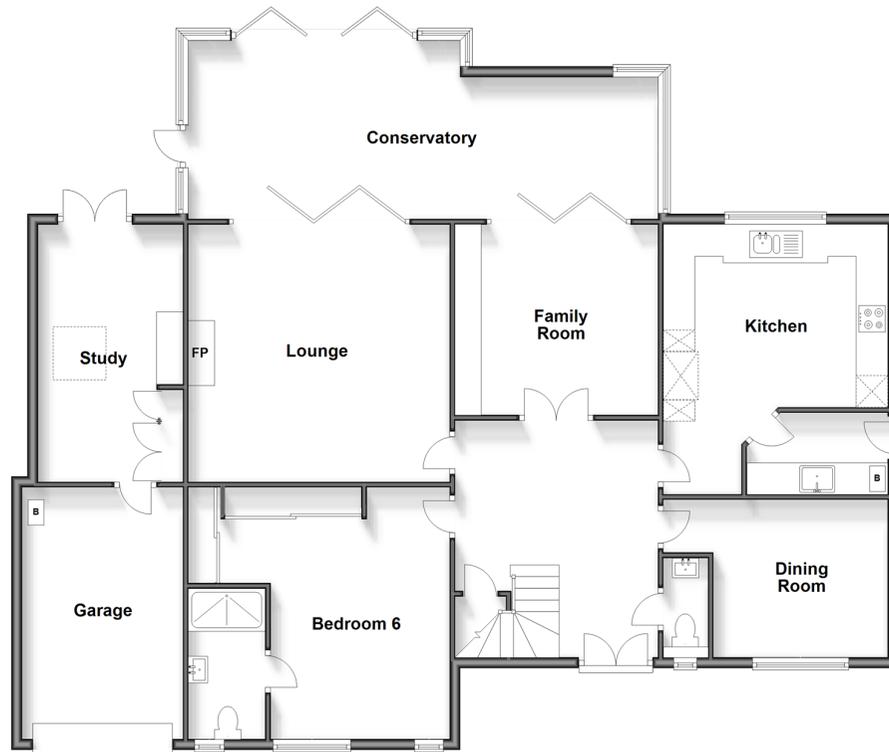
6x  4x  3x 

Wickham Road, Shirley, Croydon, Surrey,  
CR0

**cubitt & west**  
Helping you move forwards

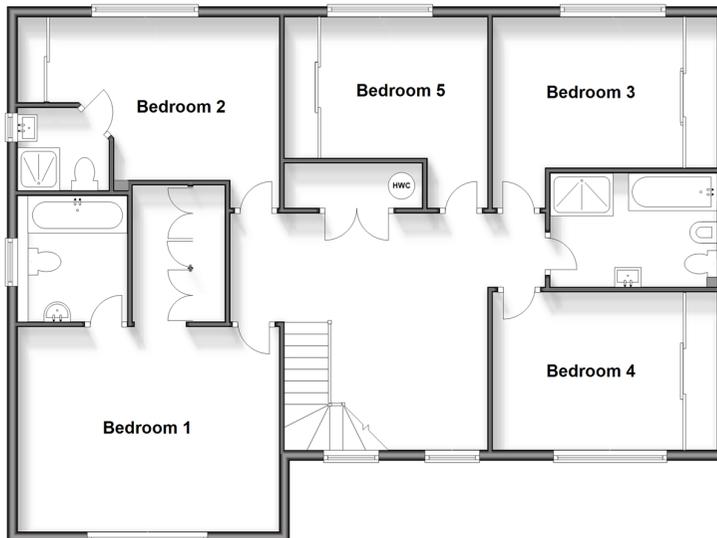
### Ground Floor

Approx. 172.5 sq. metres (1856.8 sq. feet)



### First Floor

Approx. 115.4 sq. metres (1241.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge : 16'2 x 15'9 (4.93m x 4.80m)

Kitchen: 17'0 x 11'9 (5.19m x 3.58m)

Utility Room: 8'7 x 4'11 (2.62m x 1.50m)

Dining Room: 10'7 x 9'9 (3.23m x 2.97m)

Family Room: 13'0 x 12'0 (3.97m x 3.66m)

Bedroom 6: 15'8 (4.78m) narrowing to 14'3 (4.35m) x 10'10 (3.30m)

En Suite Shower Room

Conservatory : 30'8 x 11'8 (9.35m x 3.56m)

Study: 16'1 x 8'9 (4.91m x 2.67m)

### FIRST FLOOR

Landing

Bedroom 1: 16'4 x 12'4 (4.98m x 3.76m)

Walk in Wardrobe: 8'2 x 5'6 (2.49m x 1.68m)

En Suite Bathroom: 7'9 x 5'9 (2.36m x 1.75m)

Bedroom 2: 11'2 x 10'7 (3.41m x 3.23m)

En Suite Shower Room

Bedroom 3: 10'10 into fitted wardrobes x 9'8 (3.30m x 2.95m)

Bedroom 4: 12'0 x 9'9 (3.66m x 2.97m)

Bedroom 5: 12'0 x 9'10 (3.66m x 3.00m)

Family Bathroom: 10'4 x 6'4 (3.15m x 1.93m)

### OUTSIDE

Front and Rear Garden

Driveway

Garage



## Main features

- Exclusive spacious detached house
- Ample entertaining space
- Family bathroom, 2 en-suites shower rooms and 1 en-suite bathroom
- Large conservatory leading to the secluded rear garden
- Set back from the main road in a gated cul-de-sac of just 2 houses



### Nearest Schools

Primary Schools: St John's CofE Primary 0.3 miles  
Benson Primary and Nursery School 0.5 miles  
Orchard Way Primary 1.0 miles  
Secondary Schools: Shirley High School Performing Arts College 0.5 miles, Trinity School 0.5 miles



### Transport Information

Train Stations: West Wickham 1.9 miles  
South Croydon 1.9 miles, East Croydon 2.2 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
- 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: C(30) POTENTIAL: B(35)

21711496/20240418/BF/RF