



Shirley Hills Road, Shirley  
Croydon, Surrey, CR0



*Beyond your expectations*



# A spacious 5 bedroom family home in a desirable location

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

5 Bedrooms | Entrance Hall | Cloakroom | Kitchen/Breakfast Room | Utility Room | Drawing Room | Dining Room | Bathroom | Ensuite Shower Room | Double Garage | Garden | Heated indoor Swimming Pool complex with Changing facilities | Hot Tub and Sauna | Highly Desirable Location

**Guide Price £1,350,000 Freehold**

## Description

A spacious 5 bedroom family home of character situated in the highly desirable Shirley Hills set in mature grounds of about 0.6 Acres (0.24 Ha). Additionally the property benefits from a double garage, indoor heated swimming pool complex and planning permission to extend.

The property is well laid out with good balanced accommodation across two floors. The ground floor comprises an internal porch leading to an entrance hall with French doors giving access to the rear garden, staircase to the first floor and access to the living rooms. The drawing room and dining room both have block wood flooring and an open fire with surround and benefit from having a duel southerly aspect with French doors that open into the garden. The kitchen/ Breakfast room has space for a table to enjoy family meals. There is a good range of wall and base country style limed wooden cabinets. Integrated appliances include an electric oven, 5 ring gas hob and dishwasher. There is a separate utility room with plumbing for a washing machine and dishwasher and access to the side. The property benefits from having a 33' indoor heated swimming pool complex that includes changing facilities with w.c and shower, a hot tub and sauna. On the first floor there are five bedrooms and a family bathroom. The master bedroom has a wall of fitted wardrobes and there is an ensuite shower room.

NOTE: Planning permission has been granted for erection of single storey side extension- Croydon council

08/01135/P [www.croydon.gov.uk](http://www.croydon.gov.uk)

## Outside

The property is approached over a brick bordered tarmac drive through electric gates. There is a double garage with electric doors and parking for several cars. The property sits in mature level gardens of about 0.6 Acres (0.24Ha) on three sides enclosed by mature hedgerows with established colourful shrubs, rhododendrons and a number of trees.

## Location

The property which is situated abutting the Addington Palace Golf Course is well placed for access into Croydon Town Centre with its extensive shopping facilities and East Croydon railway station with services to London Bridge and Victoria, in about 14 and 16 minutes respectively. The M25 motorway provides vehicular access to Heathrow Airport, and Gatwick Airport via the M23, as well as the national motorway network. There are schools in both the state and private sectors for boys and girls of all ages including Royal Russell School, Whitgift, The Cedars, Shirley High School and Old Palace. Leisure facilities include swimming pools, tennis courts, public and private golf courses including Addington Palace and Shirley Park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

## Shirley Hills Road, Croydon

Approximate Gross Internal Area

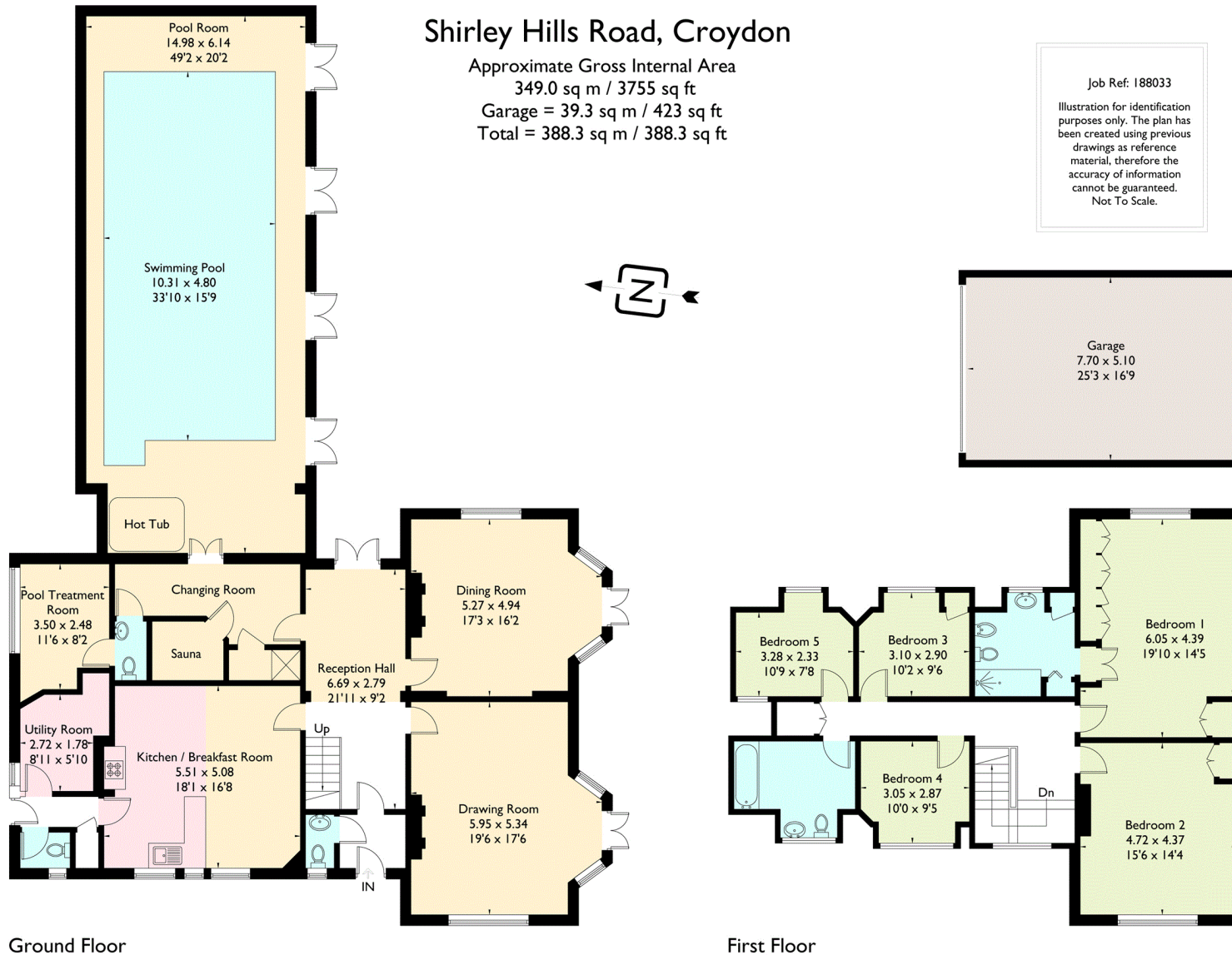
349.0 sq m / 3755 sq ft

Garage = 39.3 sq m / 423 sq ft

Total = 388.3 sq m / 388.3 sq ft

Job Ref: 188033

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



