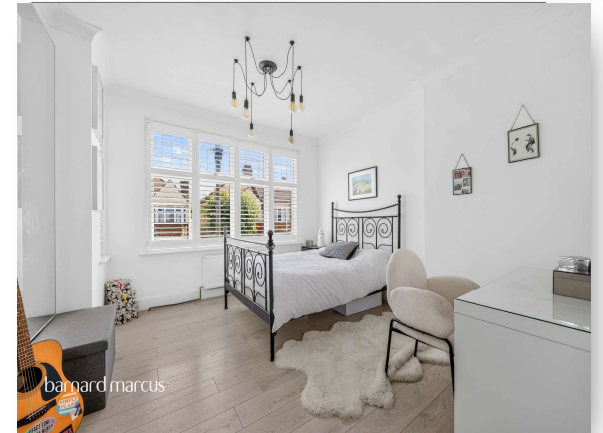
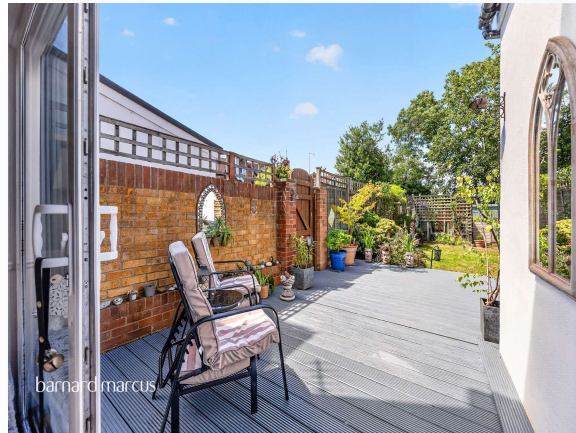


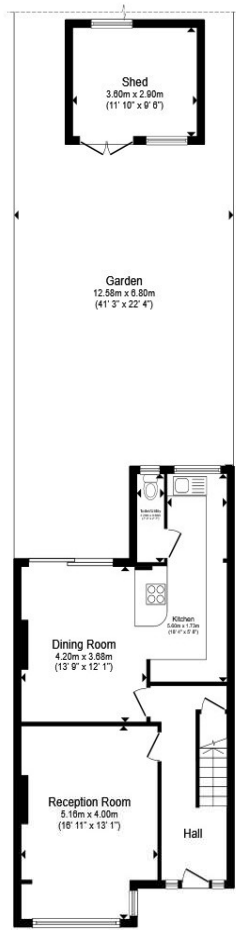


Shirley Park Road, Croydon CR0 7EW

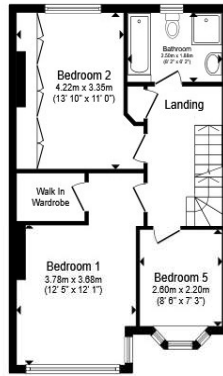
welcome to
Shirley Park Road, Croydon

Stunning 1703 sqft 5 bedroom family home with double driveway in immaculate condition throughout.

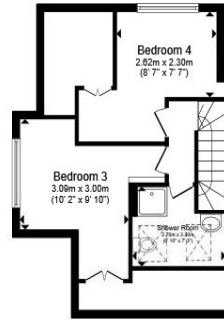




Ground Floor



First Floor



Second Floor



Total floor area 158.2 m² (1,703 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



A beautifully presented five bedroom end of terrace home on sought after Shirley Park Road, offering generous proportions and a double driveway. The ground floor opens to a welcoming hallway with high ceilings, leading to a stunning, larger than average lounge featuring a fireplace, original period details and bespoke shutters.

To the rear, a bright and spacious open-plan kitchen/diner boasts sleek gloss white units, ample storage, breakfast bar, and a convenient utility/WC. Patio doors lead to a decked seating area, perfect for morning coffee, and a well maintained lawned garden with a useful shed.

The first floor comprises two impressive double bedrooms, including a principal with a walk-in wardrobe, plus a further generous single bedroom with bay window. A stylish family bathroom offers both a separate shower and full size bath. The second floor hosts a substantial loft conversion with two excellent double bedrooms, a modern shower room and ample eaves storage.

Ideally located on a quiet residential road close to excellent schools and commuter links, this immaculate home is truly exceptional throughout.

welcome to

Shirley Park Road, Croydon

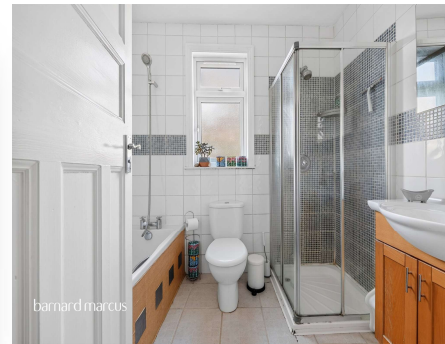
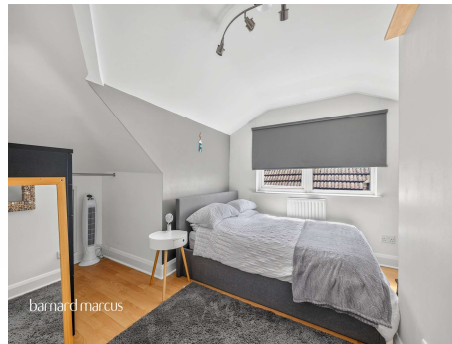
- 5 Bedrooms
- Double Driveway
- Stunning Condition Throughout
- Period Features
- Potential to Further Extend
- 1703 sqft
- Walk In Wardrobe
- Oak Floors

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY113646



Property Ref:
CRY113646 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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