

## 34 Lime Tree Grove, Croydon

£600,000 Freehold

Three Double Bedroom Family Home • A Highly Regarded 'Gower C' Semi • Envious South Side of Shirley Location  
 • Delightful Rear Garden of Approx 100' • Garage & Off Street Parking • Handy Ground Floor Cloakroom •  
 Spacious Accommodation • Much Extension Potential [S.T.P.P]

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Situated on the ever-popular South Side of Shirley, this impressive semi-detached home presents a great opportunity for those seeking a substantial property in an enviable location. Boasting three double bedrooms, two open-plan spacious reception rooms, a generously sized kitchen breakfast room, and a large utility room, this property offers ample space for a growing family or those who appreciate room to stretch out and enjoy comfortable living.

The property's potential extends beyond its current layout, with the opportunity for extension and adaptations, allowing the fortunate new owners to customise the space to their tastes and requirements. The garage and large driveway provide convenient parking and storage solutions, adding to the property's practicality and appeal. Benefitting from a pleasant rear garden enjoying a southerly aspect, a handy ground floor WC, and a well-presented interior, this family home is well worth viewing.

### Location

Lime Tree Grove is a popular residential location on the highly regarded south side of Shirley. Within a few hundred yards you'll find local shops and bus routes to Bromley and Croydon town centres and East Croydon mainline railway station, which offers fast rail services to central London and Gatwick Airport. More shops, restaurants, and cafes, are also within easy reach on Wickham Road and West Wickham High Street, both around 0.85 of a mile away. Local parks including the delightful Millers Pond and highly regarded primary and secondary schools are also within easy reach. For full directions please contact Allen Heritage Estate Agents in Shirley.

### The Gower C

This style of house is known locally as the Gower C. Held in high regard due to the quality of build, this is a fine example of the 1930's architecture and construction, particularly impressive of this design is the size of the reception rooms and genuine double bedrooms.

### Extension Potential

Similar homes in the immediate area have been extended to the side, rear, and into the loft space to provide additional bedrooms, bathrooms and further living spaces. This scope certainly exists here too, and obviously, any improvement of this nature will require the relevant local authority consents.

### The Ground Floor Accommodation

#### Porch

**Entrance Hall** 3.88m (12'9") x 2.67m (8'9") max

**Dining Room** 4.78m (15'8") into bay x 3.46m (11'4")

**Lounge** 5.04m (16'7") into bay x 3.88m (12'9")

**Kitchen/Breakfast Room** 4.21m (13'10") x 3.04m (10')

**Utility Room/Lean-to** 4.44m (14'7") x 2.33m (7'8")

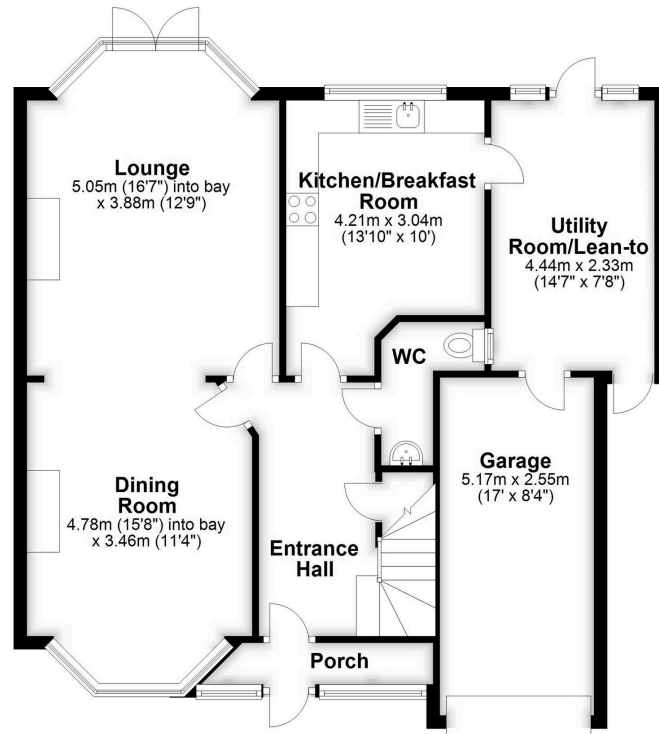
**Garage** 5.17m (17') x 2.55m (8'4")

**Ground Floor Cloakroom**

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## Ground Floor

Approx. 83.0 sq. metres (893.9 sq. feet)

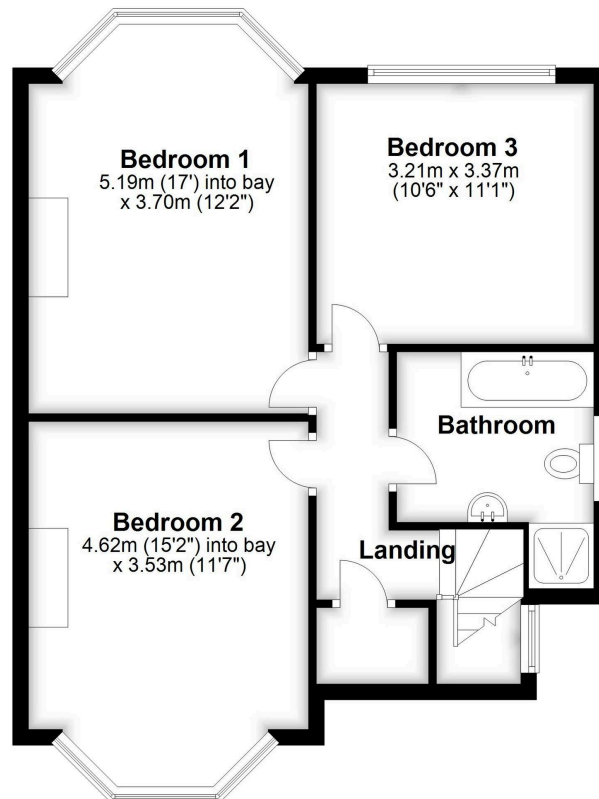


Total area: approx. 126.8 sq. metres (1364.9 sq. feet)

Floor plans are not to scale and do not always include full detail - they are provided as a guide to the layout.  
Plan produced using PlanUp.

## First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



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