



Farm Drive, Shirley

Guide Price **£975,000**

Farm Drive

Shirley, Croydon

Nestled at the bottom of a peaceful cul-de-sac on the Shirley/West Wickham borders, this spacious detached residence offers versatile accommodation ideal for growing families and multi-generational living. The property boasts six well-proportioned bedrooms, including an en-suite shower room to bedroom one, alongside the family bathroom, all up on the first floor. This is where you'll also find the superb, self-contained, fully formed annex, which provides the perfect space for hosting guests, or for private, independent living for a family member, or perhaps even to generate rental income.

The living space is equally impressive, featuring three generously proportioned reception rooms, all measuring around 20', two of which enjoy delightful outlooks across the rear garden, providing a wealth of options for formal entertaining, relaxed family gatherings, or home working. At the heart of the home is an attractive 17'9 fitted kitchen, designed with both style and practicality in mind, offering ample storage and workspace. This exceptional home combines space, versatility, and practical solutions to everyday life, in a desirable location, making it a rare opportunity not to be missed.





Location

The property can be found in Farm Drive, a peaceful cul-de-sac off Bridle Road. Within a few hundred yards, you'll find a range of local shops, supermarkets, restaurants, cafes, and shops. West Wickham High Street is only 0.55 of a mile away, offering a plethora of shopping and recreational facilities. The delightful Millers Pond is within 0.25 of a mile and is ideal for a morning stroll and to appreciate nature on your doorstep. Parkfields recreation ground with a children's play area, just 0.20 of a mile away.

Schools In The Area

The property is within easy reach of primary and secondary schools, including being approximately 1.1 mile from the highly regarded LANGLEY SECONDARY SCHOOLS. Others include Orchard Way Primary, Orchard Park Secondary, The Harris Academy at Benson, St John's and Trinity, with Royal Russell, Coloma and Whitgift also within easy reach. For full directions, please see the map or contact Allen Heritage Estate Agents in Shirley.

Transport Links

On the nearby Wickham Road, you will find bus routes to Bromley, West Wickham, and Croydon town centres as well as East Croydon mainline railway station, which offers fast rail services to Central London and Gatwick Airport. You can pick up the new Superloop bus on Wickham Road, which serves several destinations including Heathrow Airport, and Bromley South.



Lakelands

A small selection of homes nearby have access to Lakelands, a true natural hidden gem that can be found on Farm Drive. A serene spot, for the sole use of approx 25 fortunate residents of Farm Drive, this space is perfect for a picnic, a short stroll, or relaxing by a pictureque lake surrounded by a small wood. There is a small charge of approx £200 per annum for the upkeep of this delightful asset.

The Ground Floor Accommodation

Porch

Entrance Hall

Dining Room 6.12m (20'1") x 4.73m (15'6") max

Lounge 6.33m (20'9") x 5.23m (17'2") max

Reception 3 6.11m (20'1") x 2.92m (9'7")

Kitchen/Breakfast Room 5.38m (17'8") x 3.82m (12'6") max

Integral Garage 5.11m (16'9") x 3.31m (10'10")

Ground Floor WC

The First Floor Accommodation

Landing (With Large Storage Cupboard)

Bedroom 1 3.77m (12'5") x 3.40m (11'2")

En-suite 2.48m (8'1") x 1.68m (5'6")

Bedroom 2 6.24m (20'6") x 3.52m (11'7") max

Bedroom 3 4.30m (14'1") x 2.86m (9'5")

Bedroom 4 3.40m (11'2") x 2.44m (8')

Family Bathroom 1.99m (6'6") x 1.85m (6'1")

(Annex) Bedroom 5/Kitchen 4.27m (14') x 2.86m (9'5")

(Annex) Shower Room 1.91m (6'3") x 1.74m (5'8")

(Annex) Bedroom 6/Annex Bedroom 5.06m (16'7") x 3.12m (10'3")

(Annex) Terrace

Council Tax band: G

Tenure: Freehold





Total area: approx. 239.7 sq. metres (2580.3 sq. feet)

