



**The Oaks, 1a Springhurst Close, Shirley, Croydon,
Surrey, CR0 5AT**

Asking Price: £1,850,000

To be advised

The Oaks, 1a Springhurst Close, Shirley, Croydon, Surrey, CR0 5AT

This imposing property, constructed around 26 years ago was built to a very high standard. Approached via a gravelled driveway, the house sits centrally on just over half an acre plot, offering much privacy and seclusion

INSIDE

The Oaks offers 4,300 sq ft of well-proportioned accommodation, the ground floor comprises of an imposing Reception room with galleried landing, wonderful Triple aspect Drawing room with high ceilings, corniches, an impressive inglenook fireplace and French doors that lead onto the striking garden.

The formal Dining room with door, takes you to the large Kitchen/Breakfast room that has been fitted with 'Naturally Wood' range of matching wall and base units, integrated appliances and granite work surfaces. There is also an adjoining Utility room and Cloakroom with a further fitted Study and a Family room/TV room.

The first floor features a Principal bedroom suite with many fitted wardrobes and a dressing area, Ensuite bathroom and West facing balcony. There are a further four double bedrooms on this level, three having fitted wardrobes, two with ensuite facilities and with the Family bathroom serving the other two.

Stairs from the first-floor galleried landing lead up to a Games/Cinema room/Home office/Gym currently being used as a Playroom for the children.

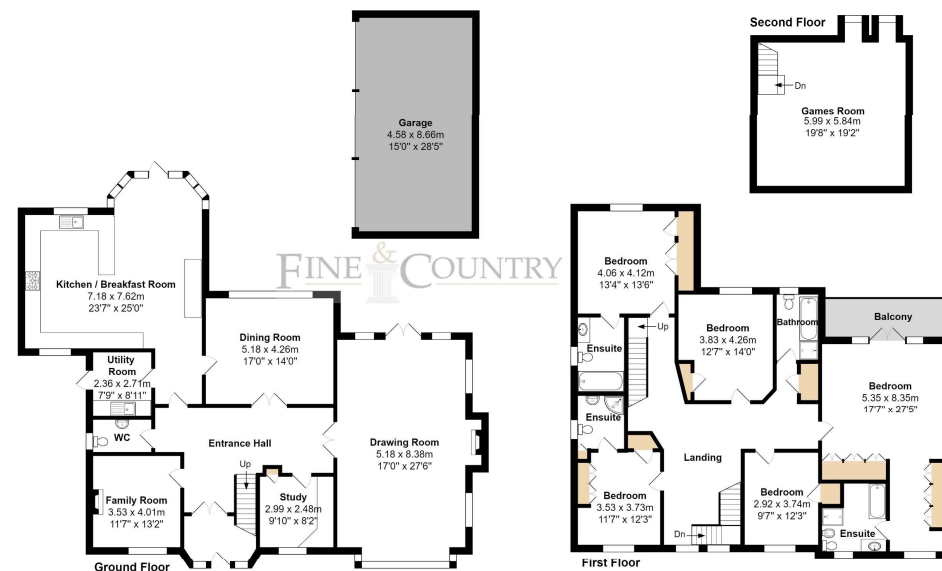
OUTSIDE

In total, the plot extends to approximately half an acre. The landscaped gardens are delightful with beautiful shrubs, flowers and mature trees, a real peaceful haven. The West facing rear garden comprises of a wide lawn area with a large paved patio making it the perfect spot for outdoor dining and entertaining offering complete seclusion.

LOCATION

The Oaks is situated in an exclusive cul de sac comprising of just nine houses. East Croydon railway station is close by, with a regular service direct into Victoria and London Bridge and Gatwick airport is only 30 minutes by car. The Croydon Tram Link service is within walking distance, as well as buses around the corner serving Croydon and beyond. There are excellent schools in the area, namely Whitgift, Trinity, Coloma Court, Royal Russell, and Shirley High. A wide variety of entertainment and shopping facilities can be enjoyed in Croydon Town centre and surrounding areas.

The Addington Golf club, which is right on your doorstep, is 6,406 yards, par 71 course, well known for its variety of demanding holes through wooded glades and picturesque parkland. Set in the grounds of Addington Palace, it boasts consistently well-manicured greens throughout the year. The course provides an interesting challenge for high and low handicap golfers alike. Alternatively, dog walkers and ramblers can exercise in the adjacent Kennel Wood and Shirley Spring Park.



FINE & COUNTRY

Springhurst Close

Total Area: 398.4 sq m ... 4288 sq ft (excluding balcony, garage)

All measurements are approximate and for display purposes only.

FINE & COUNTRY





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Fine and Country - Fine & Country Woldingham

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.