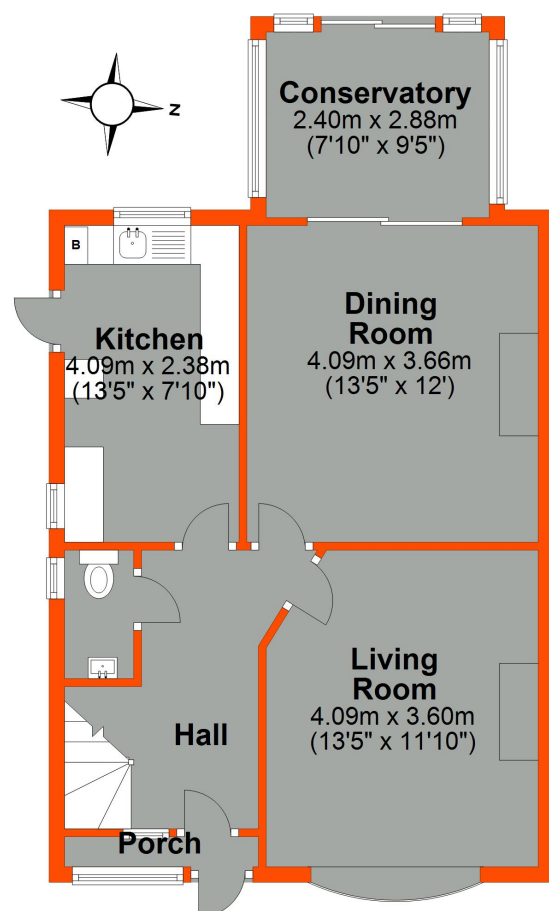


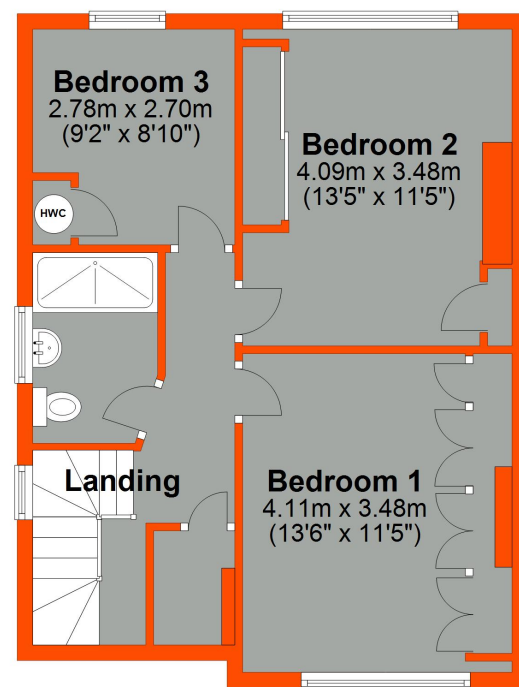
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. 58.1 sq. metres (625.4 sq. feet)



First Floor
 Approx. 50.4 sq. metres (542.6 sq. feet)



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

108 Bridle Road, Shirley, Croydon, Surrey CR0 8HF

£485,000 Freehold

- 3 Bed Semi-Detached House
- Lounge
- Kitchen
- Double Glazed & Central Heating.
- Some Refurbishment Required
- Dining Room
- Family Garden
- Detached Garage and Drive

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



108 Bridle Road, Shirley, Croydon, Surrey CR0 8HF

A 1950s built, post war, Gower 'B' in need of some refurbishment. 3 bedrooms, wet room, lounge, dining room, cloakroom, kitchen, detached garage, garden, gas central heating, double glazing, glazed lean-to. An ideal family home in a popular location.

Location

Ideally placed on Bridle Road close to local shops, bus routes and parkland. A selection of popular primary and secondary schools are close at hand. West Wickham High Street is nearby with its shops, leisure & sporting facilities and station with a fast & frequent service to Central London and beyond.



GROUND FLOOR

Entrance Hall

Double glazed window to front, radiator, doors to:

Cloakroom

Matching white suite, WC, wash hand basin, double glazed window to side.

Lounge

Double glazed bay windows to front, stone fireplace surround, radiator.

Dining Room

Fireplace with polished wood surround, radiator, doors to:

Glazed Lean-To

Doors to garden.

Kitchen

Single drainer stainless steel sink unit, matching worktops, wall/base units and drawers, gas cooker, washing machine, tumble dryer, fridge freezer, wall mounted gas central heating boiler, radiator, double glazed windows to side and rear, double glazed door to side.

FIRST FLOOR

Landing

Double glazed windows to side, loft access, deep storage cupboard, doors to:

Wet Room

Matching suite comprising wash hand basin, low flush WC and shower, radiator, ceramic tiled walls, double glazed window to side.

Bedroom 1

Double glazed windows to front, extensive fitted wardrobes, radiator.

Bedroom 2

Double glazed windows to rear, fitted wardrobes and built-in storage cupboard, radiator.

Bedroom 3

Double glazed windows to rear, cupboard housing lagged hot water cylinder, radiator.

EXTERIOR

Garden

Paved patio leading to formal lawn, side access.

Detached Garage

Side and front access leading to:

Driveway

For two vehicles

ADDITIONAL INFORMATION

Council Tax

Croydon council band E

