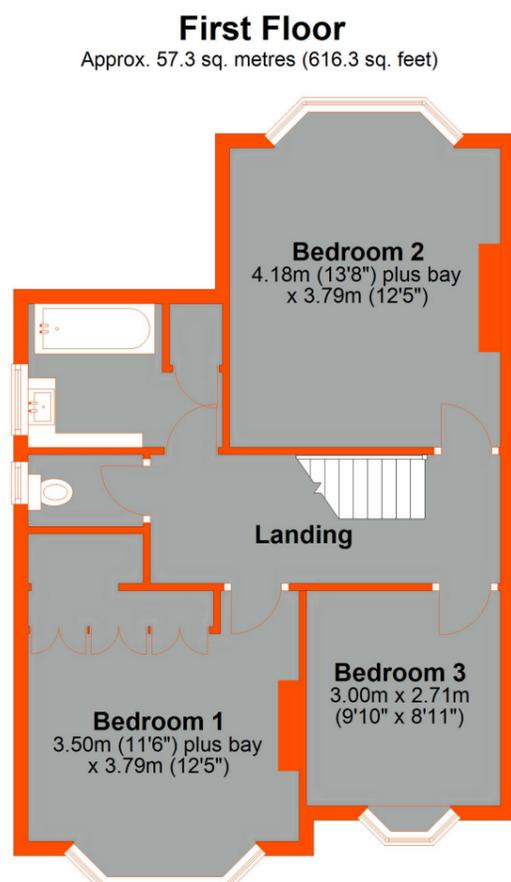
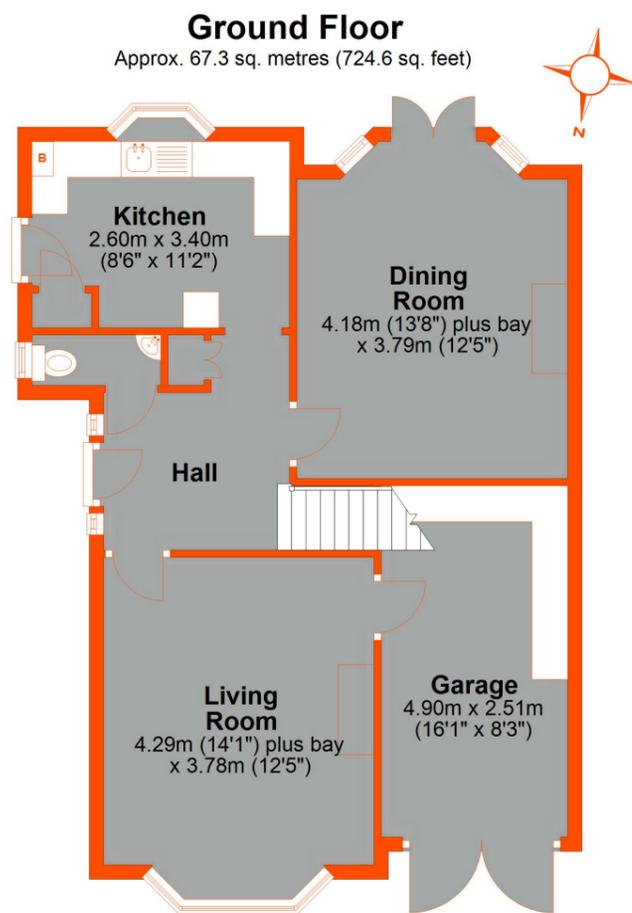


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 124.6 sq. metres (1340.9 sq. feet)
 This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

88 Devonshire Way, Shirley, Croydon, Surrey CR0 8BS

£600,000 Freehold

- CHAIN FREE
- 2 Separate Reception Rooms
- Possibility to Extend (STPP)
- Refurbishment Required
- 3 Bedrooms
- Integral Garage with Driveway
- Popular Location
- 100' South Facing Garden

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



88 Devonshire Way, Shirley, Croydon, Surrey CR0 8BS

CHAIN FREE, A 'Hunt' built 3 bedroom semi-detached family home which requires refurbishment and modernisation, with the opportunity to design and create your own home to your particular specification. Many houses of a similar style within the road have converted their integral garage to additional living accommodation. Plus there would also be the possibility to extend subject to planning permission being granted. To the rear is a very secluded 100' sunny south facing lawned garden.

Location

Situated on this popular tree lined road on the south side of Shirley with a wide selection of amenities close by, some of which include local shops and various bus routes on Wickham Road, Harris Academy Benson and St. John's Primary schools, Orchard Park High, Shirley High and Trinity Secondary Schools. East Croydon Station is just a short drive away with services to London Bridge, Victoria and Gatwick. West Wickham High Street is nearby with its ever popular selection of shops, restaurants and cafes.



GROUND FLOOR

Entrance Porch

Entrance Hall

Original entrance door with diamond inset window, translucent windows to either side, picture rail, fitted carpet.

Cloakroom

Translucent window to side, low level WC, corner fitted wash hand basin, half tiled walls, vinyl flooring.

Reception Room 1

UPVC double glazed leaded light bay window to front, original tiled fireplace, door to integral garage, picture rail, fitted carpet.

Reception Room 2

UPVC double glazed doors leading to garden, UPVC double glazed windows to either side, original tiled fireplace, coved ceiling, plate rail, radiator, fitted carpet.

Kitchen

UPVC double glazed translucent door to side, UPVC double glazed bay window to rear, selection of fitted wall and base units incorporating work surfaces with a tiled splashback, central heating boiler (not working - needing replacement), vinyl flooring.

FIRST FLOOR

Landing

Access to loft, picture rail, fitted carpet.

Bedroom 1

UPVC double glazed bay window to rear, radiator, picture rail, fitted carpet.

Bedroom 2

UPVC double glazed leaded light bay window to front, radiator, picture rail, fitted carpet.

Bedroom 3

UPVC double glazed leaded light bay window to front, picture rail, radiator, fitted carpet.

Bathroom

UPVC double glazed translucent window to side, matching white bathroom suite comprising panelled bath with hand held shower attachment, wall mounted wash hand basin, fully tiled, fitted cupboard, radiator.

Separate WC

UPVC double glazed window to side, low level WC, half tiled walls.

EXTERIOR

Gardens to Front and Rear

The latter being approximately 100', a secluded sunny south facing garden, patio area across the rear leading onto a mainly laid to lawn garden with a well stocked selection of shrubs, side entrance.

Front Garden: Laid to lawn.

Garage

Original multi-paned double doors, presently used as a workshop, power and light supply.

Driveway

Parking for 1 vehicle.

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon Band E.

Utilities

MAINS - Electricity, Gas, Water and Sewerage.

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage