



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Shirley Office - 020 8777 2121

1 The Rosery, Shirley, Croydon, Surrey CR0 7SQ

**£530,000 Freehold**

- Detached Bungalow
- Tastefully Decorated
- Courtyard Style Garden
- Close to Amenities
- Two Double Bedrooms
- Modern Bathroom
- Driveway Parking
- Fitted Kitchen

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.  
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## 1 The Rosery, Shirley, Croydon, Surrey CR0 7SQ

A pleasant 2 bedroom detached 1930s bungalow with an attractive well maintained courtyard style garden. Recent improvements to the property include: a fitted kitchen with integrated appliances and modern bathroom, which were both installed within the last 3 years. Tastefully decorated throughout with a sunny south facing living room plus large block paved driveway to the front.

### Location

Situated within a road of just bungalows with a variety of amenities close by, some of which include local shops on Bywood Avenue, various bus routes, Arena Tram Stop and Elmers End Tesco Superstore and station which serves London Bridge, Cannon Street and Charing Cross. Beckenham High Street is just a short drive away with its selection of popular restaurants, cafes and shops.



### GROUND FLOOR

#### Entrance

Enclosed UPVC double glazed entrance porch.

#### Living Room

UPVC double glazed bay window with leaded and stained fan lights, feature stone fireplace and mantel, original decorative arched windows, picture rail, radiator, fitted carpet

#### Bedroom 1

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

#### Inner Hall

UPVC double glazed window to rear, access to loft, fitted cupboard, radiator, plank style vinyl flooring.

#### Bedroom 2

UPVC dual aspect double glazed window to front, UPVC double glazed doors leading to courtyard, picture rail, radiator, fitted carpet.

#### Fitted Kitchen

UPVC double glazed door to side with double glazed windows to side and above, comprehensive selection of fitted white wall and base units incorporating inset sink unit with mixer tap, tiled splashback, ample worksurfaces, electric hob with extractor over, stainless steel electric oven, integrated dishwasher, plumbing and space for washing machine, space for fridge freezer, wall mounted central heating boiler, inset lighting, plank style vinyl flooring.

#### Bathroom

UPVC double glazed translucent window to side, matching white bathroom suite comprising panelled bath with shower over and fitted shower screen, wash hand basin set to vanity unit, fully tiled, wall mounted Dimplex electric heater, cupboard housing hot water cylinder, ceramic tiled flooring.

#### Separate WC

UPVC double glazed translucent window to rear, low level WC, plank style vinyl flooring.

### EXTERIOR

#### Rear Courtyard Garden

Flagstone courtyard with raised flower beds, outer building for storage, gates to either side, garden shed.

#### Front Garden and Driveway

Laid to lawn and a block paved driveway for one vehicle.

### ADDITIONAL

#### Council Tax

Croydon Council Band D

