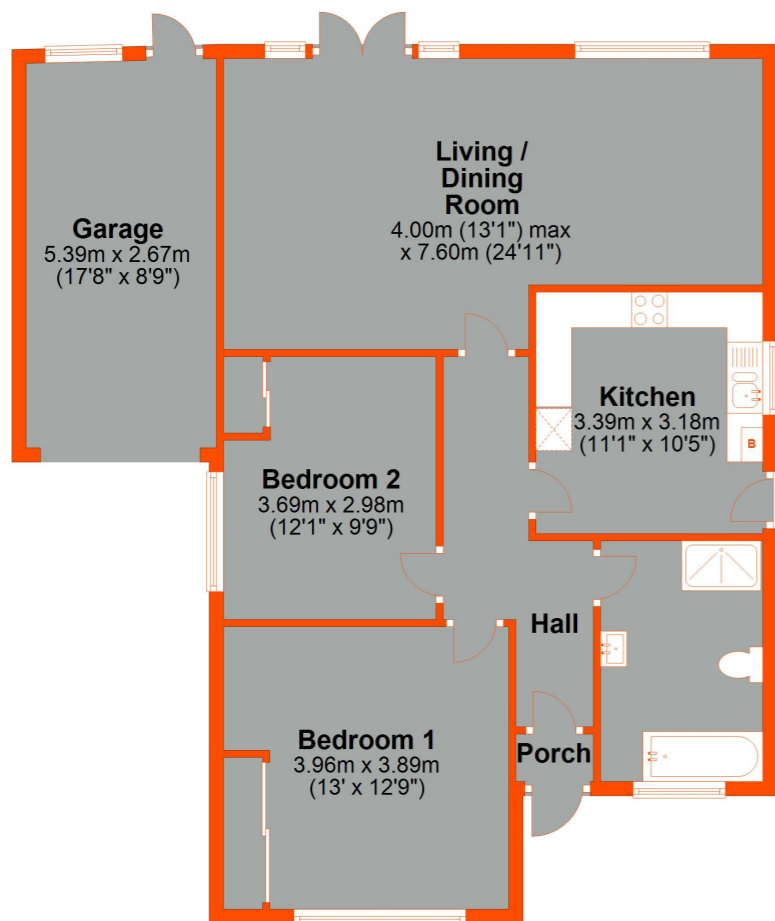


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 98.8 sq. metres (1063.8 sq. feet)



Total area: approx. 98.8 sq. metres (1063.8 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.

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



Viewing by appointment with our Shirley Office - 020 8777 2121

23 Orchard Rise, Shirley, Croydon, Surrey CR0 7QZ

£539,000 Freehold

- Detached Bungalow
- Modern Fitted Kitchen
- Wet Room
- Lovely Garden
- 2 Double Bedrooms
- Attached Garage
- Double Glazing and Central Heating
- Spacious Lounge/Dining Room

23 Orchard Rise, Shirley, Croydon, Surrey CR0 7QZ

A charming 2 bedroom detached bungalow set in a great location within Shirley. The property has 2 double bedrooms, modern fitted kitchen, wet room, large lounge/dining room, double glazing, central heating, attached garage and drive and a lovely garden.

Location

Situated on a popular residential road. A wide variety of amenities can be found nearby to include local shops, Orchard Way Primary and Orchard Park High Secondary School, local bus routes in Woodmere Avenue and Super Loop stop at Shirley Library. East Croydon with its mainline station with a fast and frequent service to Central London and beyond is a short journey away. Beckenham and West Wickham shopping centres with their shops, sports and leisure facilities are close by.



GROUND FLOOR

Entrance Porch

Entrance Hall

Polished parquet flooring, radiator, loft access, doors to;

Kitchen

Double glazed windows to side and half double glazed door to side, single drainer double bowl stainless steel sink unit set in an extensive range of matching worktops with white wall/base units and drawers, fitted gas hob and hood, double oven, washing machine, wall mounted gas central heating boiler, ceramic tiled splashback, radiator.

Lounge/Dining Room

A large room with distinct lounge and dining areas, double glazed windows and double doors to rear overlooking and opening onto the garden, electric coal effect fire with tiled surround, 2 radiators, polished parquet flooring.

Bedroom 1

Double glazed windows to front, fitted mirror fronted wardrobes, radiator, polished parquet flooring.

Bedroom 2

Double glazed windows to side, fitted mirror fronted wardrobes, radiator, parquet flooring.

Wet Room

Double glazed windows to front, matching white suite comprising panelled bath with mixer taps and shower attachment, low flush WC, wash hand basin, electric shower, ceramic tiled walls, heated towel rail, mirror fronted vanity unit.

EXTERIOR

Rear Garden

69' - a large rear garden, paved patio and central pathway with formal lawn each side, a selection of mature shrubs and fruit trees, greenhouse, side access to the front of the property, wooden tool shed.

Attached Garage

Roller door to front leading to own drive, power and light, double glazed window to rear and door to garden.

Driveway for one vehicle

ADDITIONAL INFORMATION

Council Tax

Croydon Borough band E

