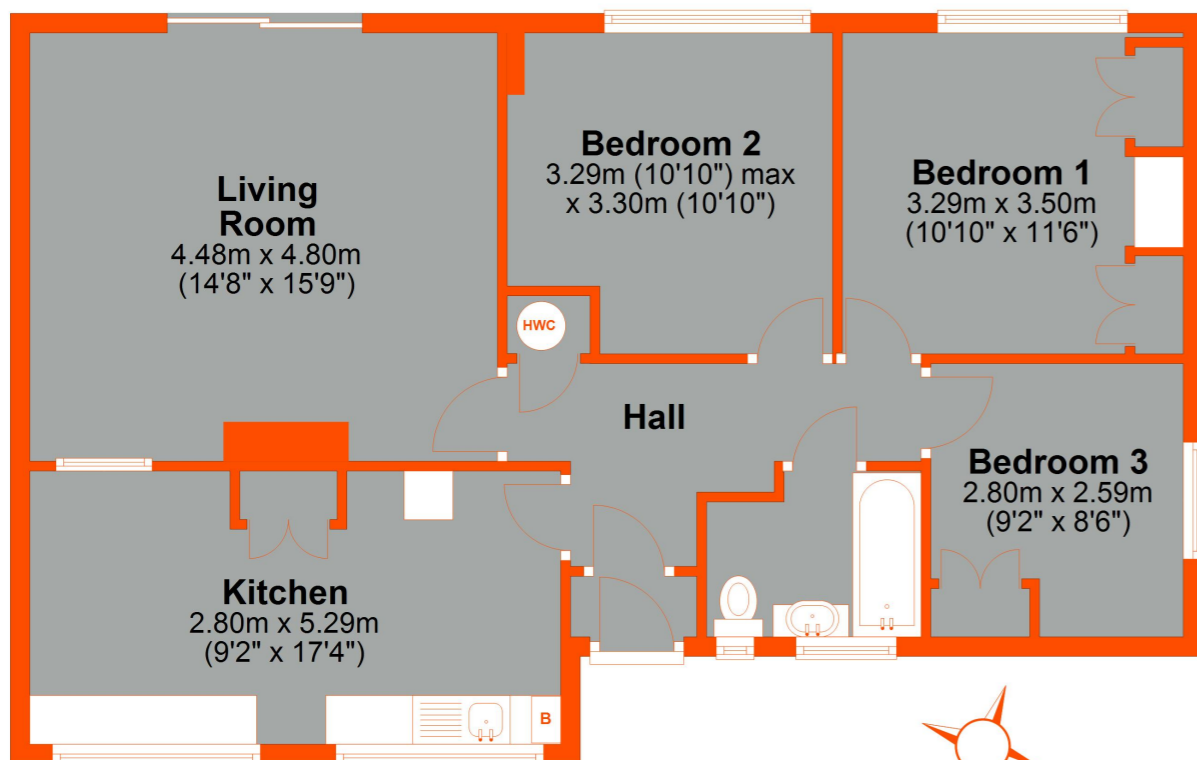


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 79.2 sq. metres (852.6 sq. feet)



Total area: approx. 79.2 sq. metres (852.6 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

125 Woodmere Avenue, Shirley, Croydon, Surrey CR0 7PH

£440,000 Freehold

- CHAIN FREE
- In Need of Refurbishment
- Kitchen /Breakfast Room
- Double Glazed
- Detached Bungalow
- 3 Bedrooms
- Gas Central Heating
- Garage and Large 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



125 Woodmere Avenue, Shirley, Croydon, Surrey CR0 7PH

CHAIN FREE A 3 bedroom detached bungalow in need of extensive refurbishment, set in a popular cul de sac. The property has 3 bedrooms, lounge, kitchen breakfast room, bathroom, double glazing, gas central heating, front and rear gardens, large drive and detached garage. Once refurbished the property will be an ideal place to retire to or a family home.

Location

Situated near to parkland in Woodmere Avenue with a variety of amenities close by, some of which include local convenience stores, Orchard Way Primary school and Orchard Park High Secondary school, 367 bus route which runs through The Glade, plus local shops and bus routes can be found along Wickham Road. Arena tram stop, Elmers End station and tram stop, and Elmers End bus terminal are all nearby, with East Croydon station being a short journey away.



GROUND FLOOR

Entrance Hall

Cupboard housing lagged hot water cylinder, loft access.

Kitchen

Double glazed window to front, single drainer sink unit, work top, wall and base units, electric cooker, washing machine, tumble dryer, wall mounted gas central heating boiler.

Lounge

Double glazed patio doors overlooking and opening onto garden, 2 radiators.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 1

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom 3

Double glazed windows to side, built in wardrobes, radiator.

Bathroom

Double glazed window to front, panelled bath, wash hand basin, low flush WC, radiator.

EXTERIOR

Front and Rear Gardens

The latter being approximately 45' x 42', paved patio leading to raised formal lawn with mature flower beds, brick and wooden tool sheds, side access.

Detached Garage

With up and over door

Driveway

To accommodate 2/3 vehicles.

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon Band E

