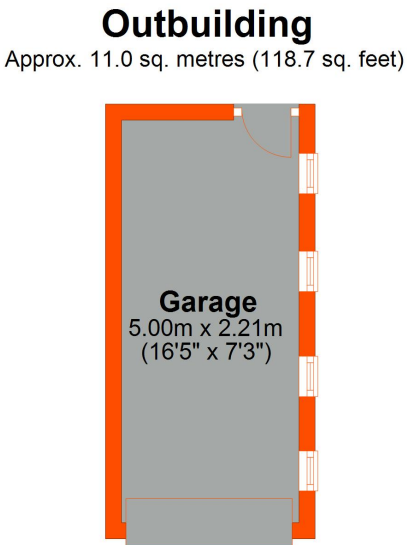
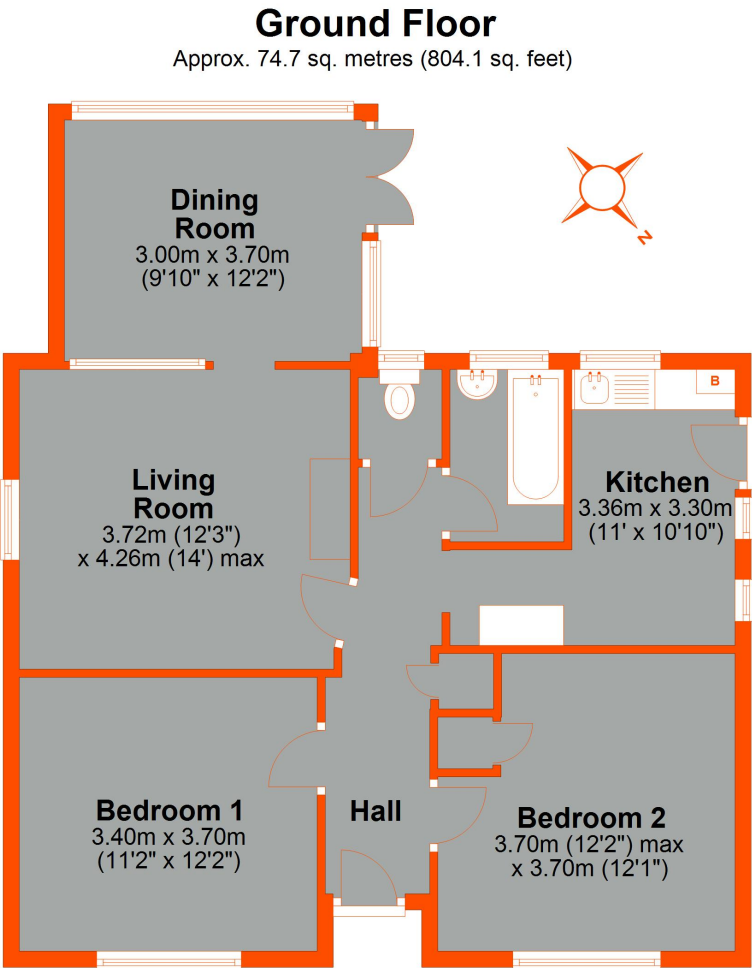


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Total area: approx. 85.7 sq. metres (922.8 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.
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For further details please visit our website - www.proctors.london



Viewing by appointment with our Shirley Office - 020 8777 2121

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

£400,000 Freehold

- CHAIN FREE
- Refurbishment Required
- Living Room to Rear
- Opportunity to Extend
- Detached Bungalow
- Two Bedrooms
- Large Garden Approximately 90'
- Drive For Three Cars

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

CHAIN FREE A detached two bedroom double fronted bungalow occupying a large plot with an opportunity to extend, subject to the regular planning permission being granted from Croydon Council. Full refurbishment is required giving someone the perfect opportunity to create and design their own home. To the rear is a large level garden with a south facing aspect plus driveway parking for three cars and garage.

Location

Well placed for local shops on Bywood Avenue, including a Tesco Express and other convenience stores, parkland and primary and secondary schools. The house is conveniently situated for various public transport links: bus routes (367, 289 to Croydon, Beckenham & Bromley); Arena tram stop with routes to Beckenham, Croydon and Wimbledon; Elmer's End rail station is within 0.6 miles with a frequent service to London Bridge, Charing Cross and Cannon Street, and beyond. A Tesco's Superstore is located at Elmers end. Beckenham and Addiscombe High Streets are a short drive away with their selection of shops, restaurants and coffee shops.



GROUND FLOOR

Arched Recess Entrance Porch

Entrance Hall

Entrance door, fitted cupboard access to loft.

Living Room

Door and picture window to lean-to, UPVC double glazed window to side, tiled fireplace.

Lean-To

Timber construction, access to garden.

Kitchen

Dual aspect UPVC double glazed window, UPVC double glazed door to side sink unit, selection of cupboards, condemned central heating system.

Bedroom 1

UPVC double glazed window to front.

Bedroom 2

UPVC double glazed window to front.

Bathroom

UPVC double glazed window to rear, panelled bath and hand washbasin.

Separate WC

Window to rear, low level WC

EXTERIOR

Rear Garden

Approximately 90', mainly laid to lawn with a sunny south facing aspect, very secluded backing onto parkland, selection of shrubs to one side, greenhouse, side entrance.

Detached Garage

To side.

Driveway

Parking for at least 3 cars.

ADDITIONAL INFORMATION

Council Tax

Croydon council band D