

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	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

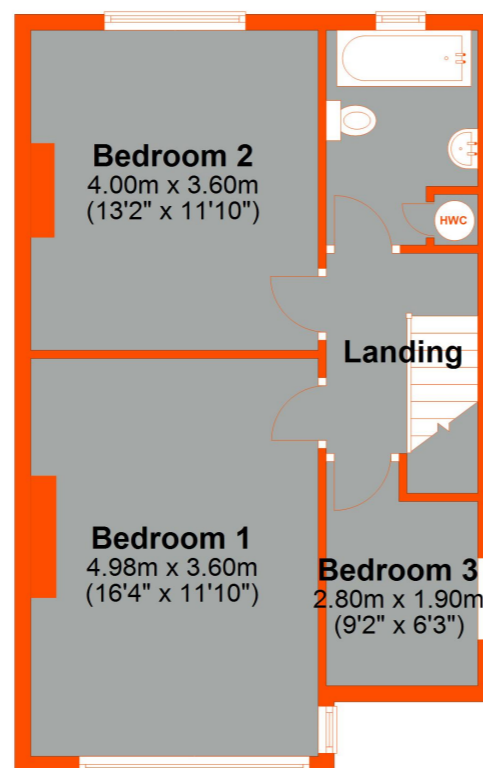
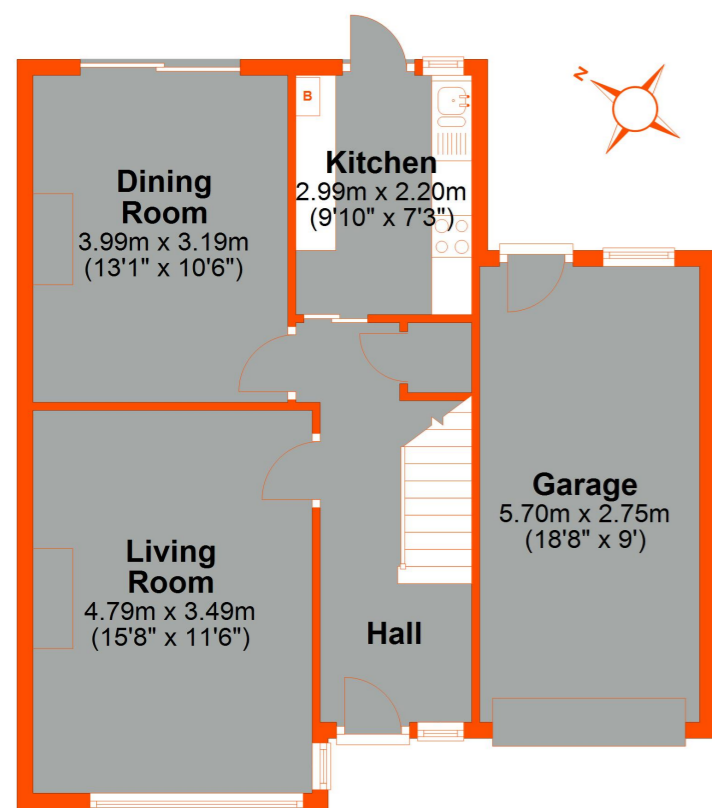


Ground Floor

Approx. 63.7 sq. metres (686.1 sq. feet)

First Floor

Approx. 49.0 sq. metres (527.6 sq. feet)



Total area: approx. 112.8 sq. metres (1213.7 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

86 Orchard Avenue, Shirley, Croydon, Surrey CR0 7NB

£550,000 Freehold

- CHAIN FREE
- In Need of Refurbishment
- Good Size Plot
- Attached Garage Plus Drive
- 3 Bedroom Semi
- 2 Reception Rooms
- Kitchen & Bathroom
- Double Glazing & Central Heating

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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86 Orchard Avenue, Shirley, Croydon, Surrey CR0 7NB

CHAIN FREE A 3 bedroom semi-detached house situated in a great location and with the advantage of double glazing and gas central heating. The property is in need of some refurbishment which has been reflected in the asking price. Once refurbished, the property will make a lovely family home. The property occupies a good sized plot and would be ideal for an extension (subject to planning) to make it a large family home. Along with the 3 bedrooms, there are 2 reception rooms, kitchen, bathroom, attached garage, family garden, double glazing & central heating, driveway parking for 2 cars.

Location

A great location within Shirley. A short walk from local shops, Orchard Park High Secondary School, Orchard Way Primary School, bus routes and parkland. Wickham Road shops are close at hand as is the SL5 bus stop at Shirley Library. Both East Croydon and West Wickham stations, with a fast and frequent service to Central London and beyond are a bus ride or short drive away, as are Croydon and West Wickham shopping centres.



GROUND FLOOR

Entrance Hall

Radiator, understairs storage cupboard housing a fridge freezer, understairs cloak area and cupboards, doors to:

Lounge

Double glazed windows to front and side, York stone fireplace and surround, radiator, coved ceiling, picture rail.

Dining Room

Double glazed patio doors to rear overlooking and opening onto the garden, brick fireplace and surround, radiator, picture rail.

Kitchen

Single drainer double bowl sink unit with mixer taps, matching worktops with wall/base units and drawers, fitted gas hob, oven and hood, washing machine, cupboard housing gas central heating boiler, double glazed windows and door to rear overlooking and opening onto the garden.

FIRST FLOOR

Landing

Loft access, doors to:

Bedroom 1

Double glazed windows to front and side, radiator, picture rail.

Bedroom 2

Double glazed window to rear, radiator, picture rail.

Bedroom 3

Double glazed window to side, radiator, picture rail.

Bathroom

Panelled bath with mixer tap and a shower attachment, low flush WC, pedestal wash hand basin, cupboard housing hot water cylinder, radiator, ceramic tiled walls, double glazed window to rear.

EXTERIOR

Garden

63' x 43', a good size family garden, laid to paved patio, formal lawn and mature planting, side access, wooden tool shed, access to garage.

Attached Garage

Up and over door to front, window and door to rear garden.

Front Driveway

Ample parking for 2 cars.

ADDITIONAL INFORMATION

Council Tax

Croydon borough band E

