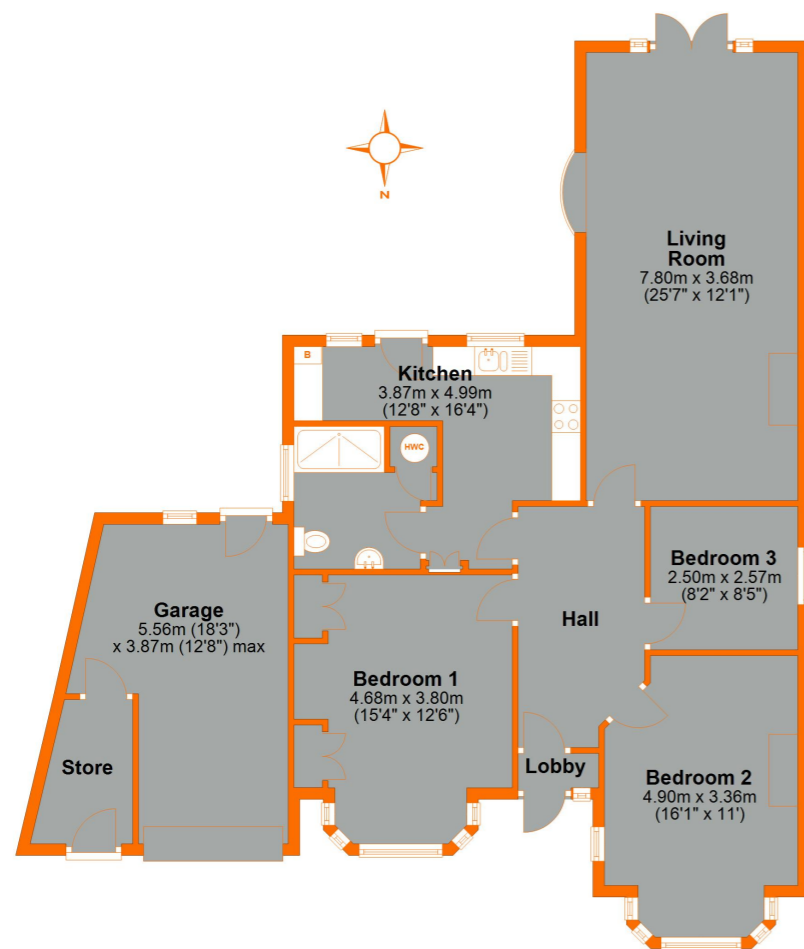




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
 Approx. 117.8 sq. metres (1268.2 sq. feet)



Total area: approx. 117.8 sq. metres (1268.2 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 fee 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.  
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Viewing by appointment with our Shirley Office - 020 8777 2121

14 Graham Close, Shirley, Croydon, Surrey CR0 8HS

**£625,000 Freehold**

- CHAIN FREE
- 3 Bedrooms
- Refurbishment Required
- Garage
- Detached Bungalow
- Extended Living Room
- South Facing Garden
- Popular Location

## 14 Graham Close, Shirley, Croydon, Surrey CR0 8HS

CHAIN FREE - A rare opportunity to acquire an extremely spacious detached 1930s double fronted bungalow which requires refurbishment and modernisation throughout, with the opportunity to extend, subject to planning permission being granted from Croydon Council. Offering generous living accommodation throughout with 3 bedrooms, fitted kitchen/diner, wet room. spacious extended living room leading out to a secluded south facing garden

### Location

Situated in a small close of just 15 detached properties which seldom become available for sale. Graham Close can be found on the boundary of Shirley and West Wickham with its selection of popular shops, restaurants and cafes along West Wickham High Street. West Wickham Station is also nearby with services to London Bridge, Cannon Street and Charing Cross. Millers Pond, Oak Lodge Primary and various secondary schools can also be found nearby.



### GROUND FLOOR

#### Double Glazed Entrance Porch

#### Entrance Hall

Multi-paned entrance door, coved ceiling, picture rail, radiator, fitted carpet.

#### Living Room

UPVC double glazed doors to garden with UPVC double glazed windows either side, UPVC double glazed window to side, radiators, coved ceiling, fitted carpet.

#### Kitchen

Multi-paned door to garden, double glazed windows to rear, comprehensive selection of fitted wall and base units incorporating stainless steel one and a half bowl sink unit, ample work surfaces with a tiled splashback, integrated fridge and freezer, stainless steel gas hob with stainless steel extractor over and splashback, stainless steel electric oven, plumbed for washing machine, wall mounted central heating boiler (recently installed).

#### Bedroom 1

Double glazed bay window to front with leaded fan light, fitted wardrobes and locker cupboards to one wall, wall lights, radiator fitted carpet.

#### Bedroom 2

Double glazed bay window to front with leaded light fan lights, York stone fireplace, picture rail, radiator, fitted carpet.

#### Bedroom 3

Double glazed window to side, coved ceiling, radiator, fitted carpet.

### Wet Room

Double glazed translucent window to side, large wet room, wash hand basin set to vanity unit with fitted mirror above and concealed lighting, low level WC, radiator, linen cupboard housing hot water cylinder

### EXTERIOR

#### Front and Rear Garden

The latter being approximately 75', a particular feature of the property. A very secluded sunny south facing garden, flag stone patio area across the rear and to the side leading onto a large level lawn, selection of established plants, shrubs and trees to either side, garden shed to rear, door to garage, side entrance.

Front garden: laid to lawn with shrubbed boundaries to side and front.

#### Garage

With up and over door. door to storage area.

#### Driveway

Parking for 2 vehicles

### ADDITIONAL INFORMATION

#### Council Tax

Croydon Borough band F

