

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



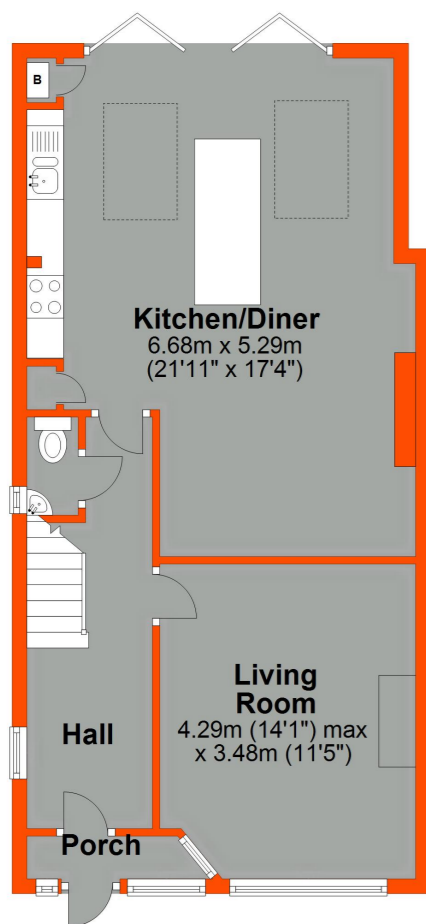
Viewing by appointment with our Shirley Office - 020 8777 2121

77 Verdayne Avenue, shirley, Croydon, Surrey CR0 8TW

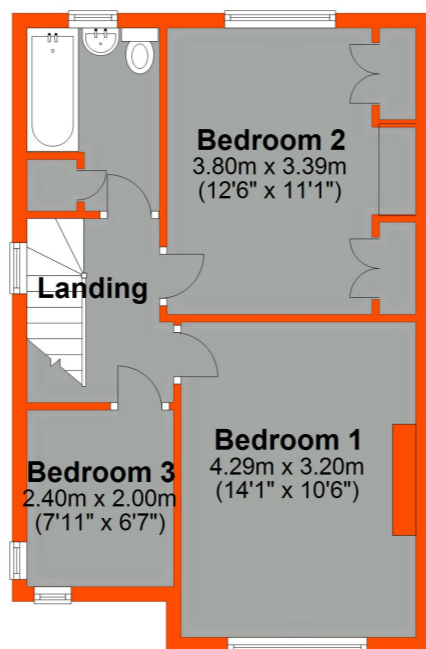
£575,000 Freehold

- 3 Bed Semi Detached House
- Ground Floor Cloakroom
- Lounge
- Front Drive
- Large Open Plan Kitchen/Reception
- Ground Floor Extension
- 220' Garden
- Double Glazing & Central Heating.

Ground Floor
 Approx. 58.3 sq. metres (627.4 sq. feet)



First Floor
 Approx. 42.5 sq. metres (456.9 sq. feet)



Total area: approx. 100.7 sq. metres (1084.3 sq. feet)

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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77 Verdayne Avenue, Shirley, Croydon, Surrey CR0 8TW

A delightful 3 bedroom semi detached family home, which has been extended on the ground floor to provide a large open plan kitchen and reception room. The property also has a much larger than average garden of 220ft, with the total plot size being a quarter of an acre. Comprising 3 bedrooms, large fully fitted kitchen/reception room, lounge, family bathroom, ground floor cloakroom, double glazing and central heating, 220' x 42' garden, front drive for two cars.

Location

Ideally placed off Wickham Road, Shirley, with its local shops, bus routes and with both primary and secondary schools close at hand. Convenient for Croydon, West Wickham and Beckenham with their shops, sports, leisure facilities. Elmers End and East Croydon stations are a short drive away with fast and frequent services to Central London and beyond.



GROUND FLOOR

Entrance Hall

Double glazed window to side, understairs storage cupboard, radiator, polished wood flooring, doors to:

Lounge

Double glazed window to front with fitted shutters, polished wood flooring, open fireplace with wood burning stove, radiator, picture rail.

Cloakroom

Matching white suite comprising low flush WC and wash hand basin, half ceramic tiled walls, ceramic tiled flooring, double glazed window to side.

Kitchen and Reception Room

Double glazed bifold doors to rear overlooking and opening onto the garden, 2 skylights. KITCHEN AREA: Extensive matching range of quartz worktops, double bowl stainless steel sink unit, fitted induction hob, oven and hood, matching wall/base units and drawers, integrated fridge freezer, dishwasher, washing machine, cupboard housing gas central heating boiler, large matching breakfast bar/island with under stores, cupboards and drawers, picture rail, radiator, polished wood flooring.

FIRST FLOOR

Landing

Double glazed window to side, loft hatch, doors to:



Bedroom One

Double glazed windows to front with fitted shutters, radiator, picture rail, polished wood flooring.

Bedroom Two

Double glazed window to rear, open fireplace with tiled surround, fitted wardrobes, radiator, polished wood flooring.

Bedroom Three

Double glazed window to front with fitted shutters, radiator, fitted carpet.

Bathroom

Matching white suite comprising panelled bath with mixer tap, shower unit and screen, pedestal wash hand basin, low flush WC, built-in airing cupboard, heated towel rail, double glazed window to rear.

EXTERIOR

Garden

Much larger than average garden (220' x 42') ideal for a young family, raised paved patio leading to a large central formal lawn with mature flowerbeds to side, child's play area, wooden tool shed, side access.

Front Drive

Ample parking for two cars

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon band E

