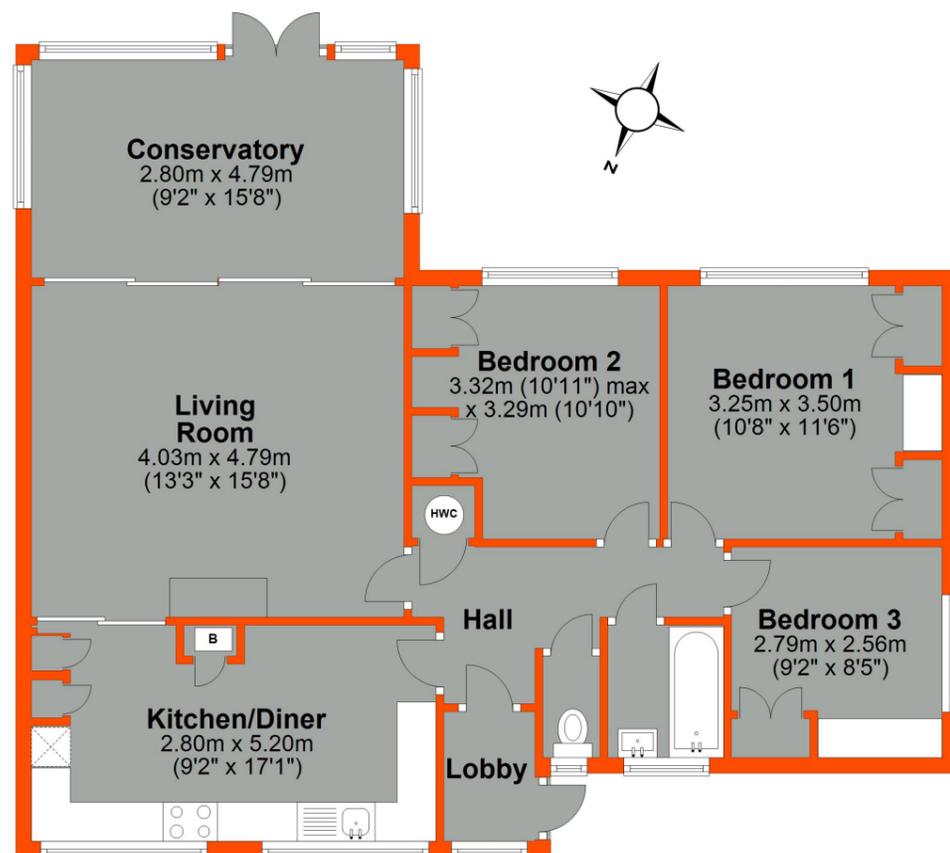


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 90.7 sq. metres (976.4 sq. feet)



Total area: approx. 90.7 sq. metres (976.4 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

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

£475,000 Freehold

- CHAIN FREE
- 3 Bedrooms
- Conservatory
- Double Glazing
- Detached Bungalow
- In Need of Modernisation
- Kitchen/Breakfast Room
- Garage and 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



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

CHAIN FREE 3 bedroom detached bungalow in need of extensive modernisation, with conservatory, garage and double glazing. The property comprises 3 bedrooms, lounge, conservatory, bathroom, separate WC, kitchen breakfast room, double glazing, oil fired central heating, garden, detached garage, large front driveway.

Location

Well placed for parkland, local shops, primary and secondary schools, the 367 bus route to Croydon and Bromley centres and Elmers End Station which has a fast and frequent service to Central London and beyond. Wickham Road shops and additional bus routes are close by.



GROUND FLOOR

Entrance Hall

Parquet flooring, radiator, loft access, cupboard housing hot water cylinder, doors to:

Separate WC

Low flush WC, double glazed windows to front.

Kitchen/Breakfast Room

Double glazed windows to front overlooking open playing fields, double bowl single drainer sink unit, wall/base units and drawers, radiator, cupboard housing oil fired central heating boiler.

Lounge

Double glazed windows and sliding doors to rear opening onto the conservatory, parquet flooring, tiled fireplace surround, 2 x radiators.

Conservatory

Double glazed, ceramic tiled flooring, double glazed doors to garden.

Bedroom 1

Double glazed window to rear, parquet flooring, radiator, original built-in wardrobes.

Bedroom 2

Double glazed window to rear, parquet flooring, radiator, original built-in wardrobes.

Bedroom 3

Double glazed window to side, parquet flooring, radiator, original built-in wardrobes.

Bathroom

Panelled bath, pedestal wash hand basin, radiator, double glazed window to front.

EXTERIOR

Rear Garden

Left in the gentle hands of nature, side access, two wooden tool sheds, central heating oil tank.

Detached Garage

with access to:

Front Drive

With ample parking.

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon Band E

