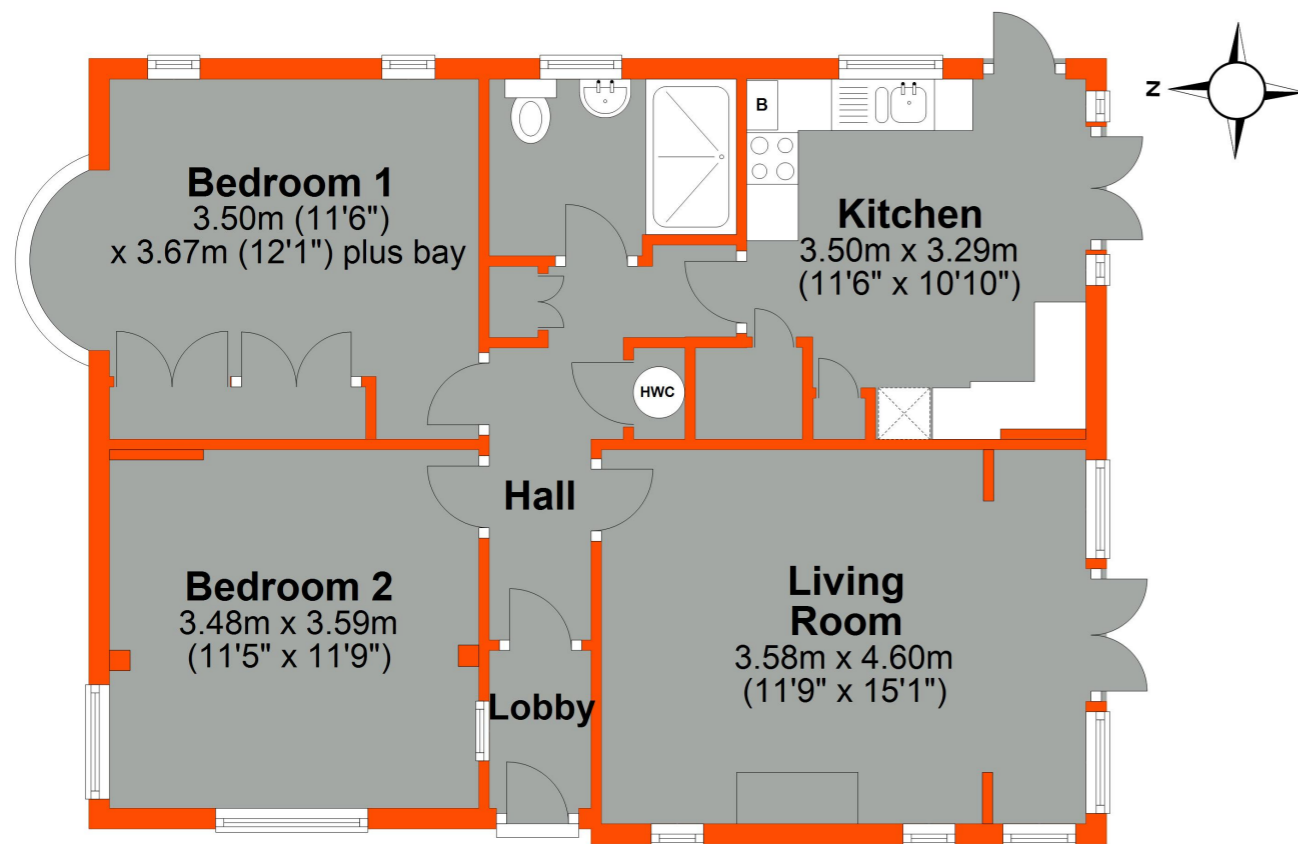


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 68.2 sq. metres (734.5 sq. feet)



Total area: approx. 68.2 sq. metres (734.5 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

1 Tower View, Shirley, Croydon, Surrey CR0 7PY

£500,000 Freehold

- CHAIN FREE
- Set On A Wide Plot
- Refurbishment Required
- Double Glazing
- 2 Bed Detached Bungalow
- Double Garage
- Modern Wet Room
- Gas 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.
 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.
 For further details please visit our website - www.proctors.london



1 Tower View, Shirley, Croydon, Surrey CR0 7PY

CHAIN FREE Situated on a wide plot, we have been given the opportunity to bring to the market this two bedroom, detached, double fronted bungalow, requiring refurbishment work throughout with an opportunity to extend the property subject to planning permission from Croydon Council. The bungalow has previously been extended to both the living room and the second bedroom. Additional benefits to note include gas fired central heating, double glazing, spacious lounge and kitchen, modern wet room. Additional features include a double garage with driveway parking, gardens to the rear and both sides.

Location

Situated at the Woodmere Avenue end of Tower View, a wide variety of amenities can be found locally. These include local shops, the regular 367 bus service which runs between Croydon and Bromley plus Elmers End Station with train services to both London Bridge and Charing Cross, a tram service and bus terminal is also close by.



GROUND FLOOR

Entrance Porch

Entrance Hall

Glazed front door, cupboard housing plumbing for washing machine with shelving above, linen cupboard housing hot water cylinder with shelving above, picture rail, radiator, original hardwood flooring.

Living Room

Double glazed double doors leading to garden with full length double glazed windows to either side, marble feature fireplace with inset living flame fire, back boiler, twin arched stained and leaded double glazed windows to either side of chimney breast, wall lights, radiators, coved ceiling, original hardwood flooring.

Fitted Kitchen

Double glazed double doors leading to garden with full length double glazed windows to either side, second double glazed door to garden, UPVC double glazed casement window to rear, full selection of fitted wall and base units incorporating display cabinets, drawers, ample work surfaces, one and a half bowl stainless steel sink unit with a tiled splashback, plumbed for dishwasher, gas hob with extractor hood over, eye level electric oven, integrated fridge freezer, space for tumble dryer, vinyl flooring.

Bedroom One

UPVC double glazed bay window to front, twin arched stained and leaded double glazed windows to side, fitted wardrobe, radiator.

Bedroom Two

Double glazed window to both rear and side, stained and leaded square window to front, coved ceiling, radiator.

Wet Room

Stained and leaded double glazed window to rear, shower with fitted screen, wall mounted wash hand basin, low level WC, fitted glass shelving, extractor fan, fully tiled walls and floor, underfloor heating.

EXTERIOR

Front and Rear Gardens

The rear garden has mature shrubs on one side, and a lawned area to the other side with patio across the rear. side gate, outside tap.

The front garden has a selection of established shrubs to one side of driveway and across the front

Driveway Parking

For one vehicle

Pitched Roof Double Garage

With remote doors and parking for 2 vehicles in front.

ADDITIONAL INFORMATION

Council Tax

Croydon council band D

