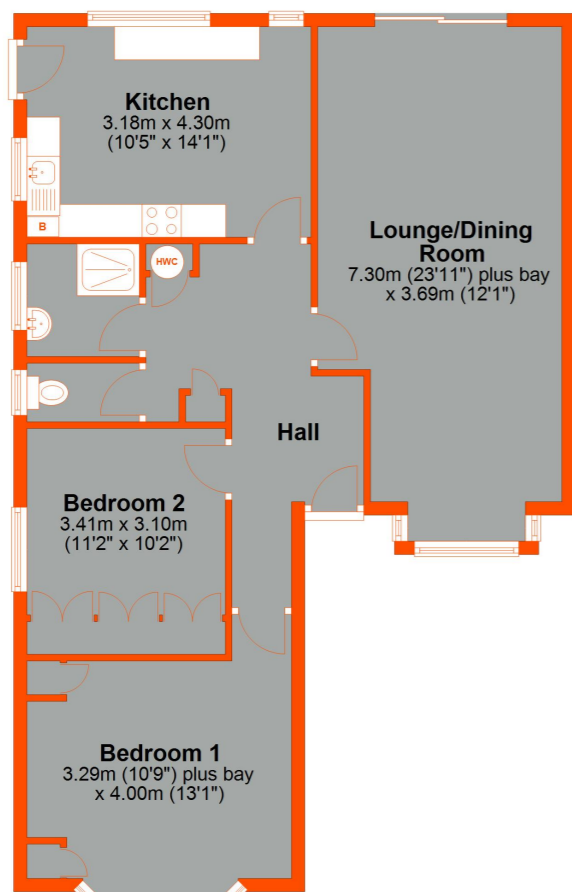


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 82.2 sq. metres (885.3 sq. feet)



Total area: approx. 82.2 sq. metres (885.3 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

25a Devonshire Way, Shirley, Croydon, Surrey CR0 8BU

£595,000 Freehold

- CHAIN FREE
- 2 Double Bedrooms
- Fitted Kitchen
- Double Glazing & Central Heating
- Detached Bungalow
- Large Lounge/Dining Room
- Shower Room & Separate WC
- 115' Garden

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



25a Devonshire Way, Shirley, Croydon, Surrey CR0 8BU

CHAIN FREE A spacious 2 double bedroom detached bungalow situated on the most popular south side of Shirley. The property has 2 double bedrooms, a large lounge/dining room, fitted kitchen, shower room, separate WC, attached garage and driveway with parking for at least 2 cars, 115' garden, double glazing and central heating, an ideal retirement or family home.

Location

Ideally placed on the south side of Shirley, convenient for local shops and bus routes on Wickham Road, primary & secondary schools and parkland, a bus ride to both East Croydon and West Wickham train stations with a fast and frequent service to Central London and beyond, a short drive to Croydon and West Wickham centres with their shops, sports and leisure facilities.



GROUND FLOOR

Entrance Hall

Built-in storage cupboard, cupboard housing lagged hot water cylinder, radiator, fitted carpet, doors to:

Kitchen

Double glazed windows to rear overlooking the garden, double glazed window to side and door to garden, single drainer sink unit set in an extensive matching range of worktops with white wall/base units and drawers, fitted gas hob, oven and hood, freestanding washing machine and fridge freezer, ceramic tiled flooring, radiator.

Lounge/Dining Room

Double glazed leaded light square bay windows to front, double glazed patio doors to rear overlooking and opening onto the garden, Adam style fireplace, 2 radiators, fitted carpet.

Separate WC

Low flush WC, ceramic tiled walls, double glazed window to side.

Shower Room

Shower cubicle, wash hand basin, electric wall heater, ceramic tiled walls.

Bedroom 1

Double glazed leaded light bay windows to front, fitted wardrobes with matching bedside cabinets, radiator, fitted carpet.

Bedroom 2

Double glazed windows to side, extensive fitted wardrobes with storage cupboards and drawers, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 115' laid to paved patio which leads to a large central formal lawn surrounded by mature trees and shrubs, side access with an additional patio and wooden tool shed.

Garage

Attached garage, up and over door to front leading to:

Driveway

Ample room for 2/3 cars.

ADDITIONAL INFORMATION

Council Tax

Croydon borough band E

