



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(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	



Viewing by appointment with our Shirley Office - 020 8777 2121

44 Devonshire Way, Shirley, Croydon, Surrey CR0 8BR

**£850,000 Freehold**

- Splendid Detached Family Home
- 2 Separate Reception Rooms
- Double Garage
- Superb South Facing Garden
- 4 Bedrooms
- Kitchen Diner
- Utility Room
- Popular Location



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.  
For further details please visit our website - [www.proctors.london](http://www.proctors.london)





## 44 Devonshire Way, Shirley, Croydon, Surrey CR0 8BR

An impressive detached family home on a prominent plot which offers generous living accommodation throughout. Advantages of the property include 4 bedrooms, 2 separate reception rooms, fitted kitchen/diner plus separate utility room. To the rear is a large level sunny south facing garden with central lawn leading to a gated double garage with additional parking for 2-3 vehicles.

### Location

Situated on the always popular south side of Shirley, a short walk down Devonshire Way, with a wide variety of amenities close by. These include local shops and various bus routes along Wickham Road. St John's, Harris Academy Benson primary schools, Shirley Park High, Coloma and Trinity secondary schools are also close by. West Wickham High Street is just a short drive away with its selection of popular shops, restaurants and cafes.



### GROUND FLOOR

#### Canopied Entrance Porch

UPVC double glazed

#### Entrance Hall

Entrance door with large inset leaded light window, window to front, radiator, coved ceiling, fitted carpet.

#### Reception Room 1

Double glazed bay window to front with leaded fan light, feature fireplace with surround and marble hearth, ornate mantel with chrome electric fire, coved ceiling, radiator, fitted carpet.

#### Reception Room 2

Double glazed window to rear with leaded fan light, multi-pane door to fitted kitchen, feature fireplace with marble hearth, ornate mantel with chrome electric fire, coved ceiling, radiator, fitted carpet.

#### Fitted Kitchen/Breakfast Room

Dual aspect double glazed windows with leaded fan lights, door to garden, comprehensive selection of fitted wall and base units incorporating drawers, display cabinet, ample work surfaces with tiled splashback, inset stainless steel sink unit, gas hob with extractor hood over, eye level electric double oven, integrated fridge and dishwasher, radiators, spot lighting, Amtico tiled flooring.



#### Utility Room

Translucent half glazed door to garden, double glazed window to rear with leaded fan light, comprehensive selection of fitted white high gloss wall and base units incorporating stainless steel sink unit with tiled splashback, plumbing and space for washing machine, Amtico flooring.

#### Separate WC

Double glazed translucent window to rear, low level WC, wall mounted wash hand basin, half tiled walls, Amtico tile flooring, wall mounted central heating boiler.

### FIRST FLOOR

#### Landing

Access to loft, double glazed translucent window to side, coved ceiling, fitted carpet.

#### Bedroom 1

Double glazed window to front with leaded fan light, fitted wardrobes to one wall, radiator, fitted carpet.

#### Bedroom 2

Double glazed window to rear with leaded fan light, fitted wardrobes, coved ceiling, radiator, fitted carpet.

#### Bedroom 3

Dual aspect double glazed windows with leaded fan lights, radiator, coved ceiling, fitted carpet.

#### Bedroom 4

Double glazed window to front with leaded fan light, radiator, wood effect laminate flooring.



#### Bathroom

Double glazed window to rear, matching white bathroom suite comprising panelled bath with shower over and fitted screen, wash hand basin set to vanity unit with marble top, linen cupboard housing hot water cylinder, heated towel rail, ceramic tiled flooring.

#### Separate WC

Double glazed translucent window to rear with leaded fan light, low level WC, fully tiled, ceramic tiled flooring.

### EXTERIOR

#### Front and Rear Gardens

The latter being a particular feature of the property, approximately 100' to 120' long, patio area across the rear, large level central lawn with established shrubs to either side enjoying a sunny south facing aspect, side entrance, 3 garden sheds.

#### Gated Double Garage

with hard-standing to the front giving additional parking for 2 cars

#### Driveway Parking

For one vehicle with established lawn and shrubs to side.

### ADDITIONAL INFORMATION

#### Council Tax

Croydon Council band F

