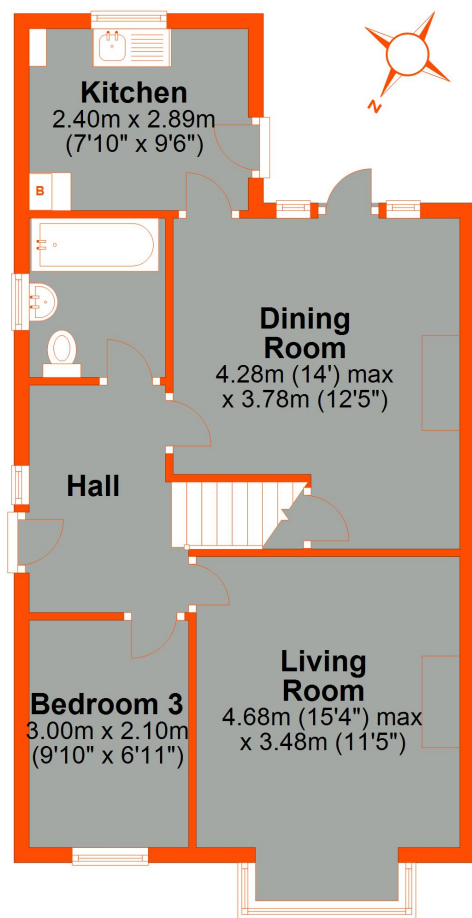


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

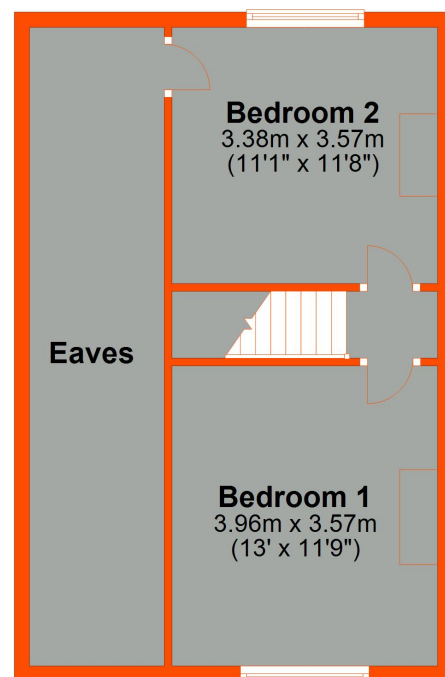
Ground Floor

Approx. 55.0 sq. metres (591.6 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 100.3 sq. metres (1079.2 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

44 Firsby Avenue, Shirley, Croydon, Surrey CR0 8TN

£495,000 Freehold

- CHAIN FREE
- 3 Bedrooms
- Double Glazed and Central Heating
- 60' South Facing Garden
- Semi-detached Chalet Style
- Requiring Refurbishment
- Potential to Extend (STPP)
- Garage

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 MAP Limited 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 Rent4sure Limited 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



44 Firsby Avenue, Shirley, Croydon, Surrey CR0 8TN

CHAIN FREE Requiring modernisation. 3 bedroom chalet style semi-detached house benefitting from UPVC double glazing, central heating and a 60' sunny south facing rear garden. The property has the potential to be extended to both the side at first floor level and across the rear, subject to planning permission from Croydon Council.

Location

Situated in a popular location just off Wickham Road, with a wide selection of amenities close by. Some of these include shops and various bus routes along Wickham Road, Orchard Way primary and Orchard High secondary schools. East Croydon Station is also a short journey away. Beckenham and West Wickham High Streets offer a selection of popular shops, restaurants and cafes.



GROUND FLOOR

Entrance Door to Side

Entrance Hall

Composite entrance door with twin translucent windows, UPVC double glazed windows to either side, radiator, coved ceiling, fitted carpet.

Front Reception Room

UPVC double glazed bay window to front with leaded fan lights, fireplace, coved ceiling, radiator, fitted carpet

Rear Reception Room

UPVC double glazed door to garden with UPVC double glazed windows to either side and above, understairs storage cupboard, fireplace, radiator, fitted carpet.

Kitchen

UPVC double glazed door to rear, UPVC double glazed window to rear, selection of fitted wall and base units incorporating sink unit, wall mounted Worcester Bosch combi central heating boiler, radiator.

Bedroom Three

UPVC double glazed window to front with leaded fan light, radiator.

Bathroom

UPVC double glazed translucent window to side, matching three piece white bathroom suite comprising panelled bath, pedestal wash hand basin, low level WC, half tiled walls, radiator, stripped floorboards.

FIRST FLOOR

Landing

Access to loft.

Bedroom One

UPVC double glazed window to front with leaded fan light, boarded fireplace, stripped floorboards.

Bedroom Two

UPVC double glazed window to rear, original feature fireplace, access to eaves storage cupboard, picture rail.

EXTERIOR

Gardens to Front and Rear

The latter being approximately 60', a sunny south facing garden which is mainly laid to a large level lawn with established shrubs to either side, side entrance.

Front Garden: lawned to one side with established shrubs.

Garage

To rear with service road leading out onto Firsby Avenue

CROYDON COUNCIL TAX BAND E

