
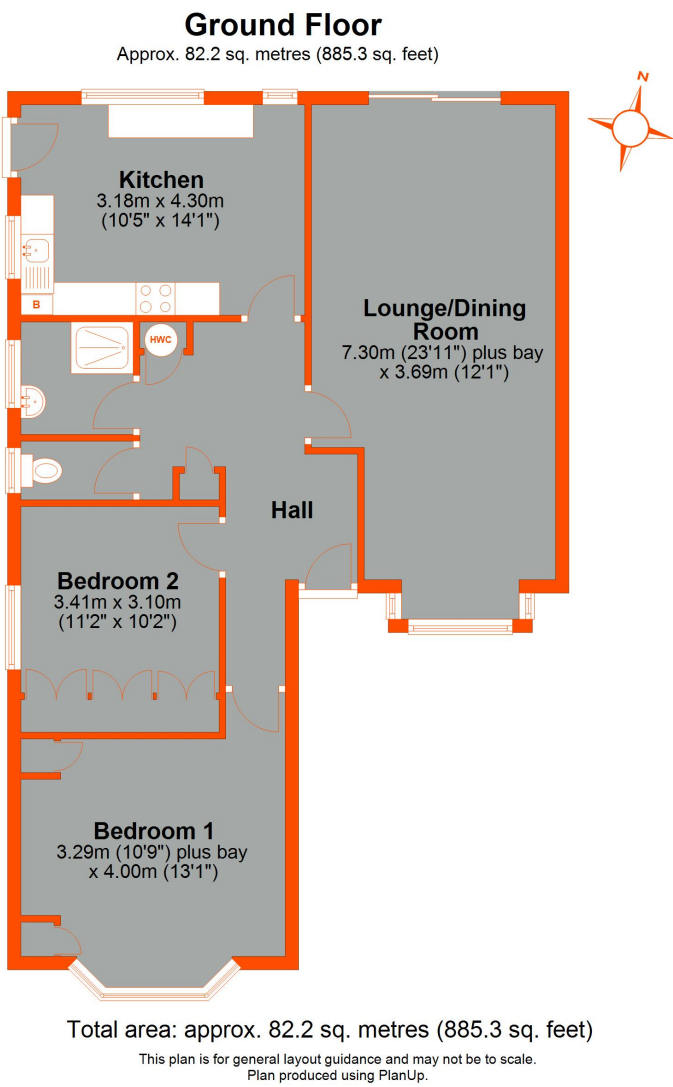




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	57	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Shirley Office - 020 8777 2121

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

£575,000 Freehold

- CHAIN FREE

2 Double Bedrooms

Fitted Kitchen

Double Glazing & Central Heating
- Detached Bungalow

Large Lounge/Dining Room

Shower Room & Separate WC

115' Garden



## 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

London Borough of Croydon band E.

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

