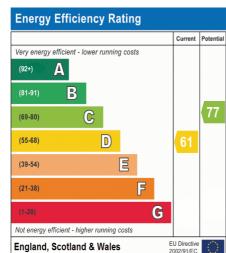
#### Shirley Office

- 285-287 Wickham Road, Croydon, CRO 8TJ
- 020 8777 2121
- shirley@proctors.london







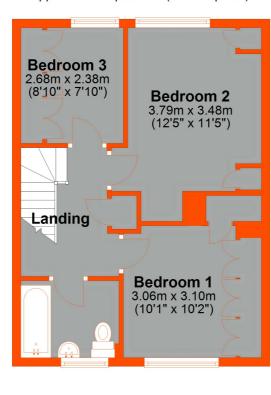
## **Ground Floor**

Approx. 42.2 sq. metres (453.9 sq. feet)



## **First Floor**

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 84.9 sq. metres (914.2 sq. feet)

This plan is for general layout guidance and may not be to scale.

Plan produced using PlanUp.

Disdaimer: 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



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Viewing by appointment with our Shirley Office - 020 8777 2121

6 Bracken Avenue, Shirley, Croydon CRO 8NL

# £385,000 Freehold

- CHAIN FREE
- Spacious Lounge
- Sunny Garden
- Double Glazing and Central Heating

- 3 Bedrooms
- Kitchen/Diner
- Driveway Parking
- Close to Amenities







# 6 Bracken Avenue, Shirley, Croydon CRO 8NL

CHAIN FREE Built in the the 1960s, this deceptively spacious terraced house has a bright and airy living room across the rear of the property, which leads out to a sunny South facing garden, large kitchen/diner and family bathroom. Further benefits to mention include driveway parking to the front, gas central heating and double glazing. An early appointment to view is suggested.

Situated at the top of Bridle Way with a variety of amenities close by. These include local shops on Broom Road, various bus routes which include the 194 and the 198 bus route which run to the top of Bridle Road, Spring Park and Harris Academy Primary Schools. West Wickham High Street is also close by with a variety of shops, restaurants, cafes and mainline train station.









#### **GROUND FLOOR**

#### **UPVC Double Glazed Entrance Porch**

#### **Entrance Hall**

UPVC double glazed entrance door, meter cupboard, fitted carpet.

#### Living Room

Two sets of UPVC double glazed sliding doors to garden, feature fireplace, radiators, coved ceiling, fitted carpet.

#### Kitchen/Diner

UPVC double glazed window to front with fitted established shrubs. blind, comprehensive selection of fitted wall and base unit incorporating glass fronted display cabinets, drawers, ample work surfaces with a tiled splashback, stainless steel sink unit, electric hob with extractor hood over, eye level electric oven, space for fridge freezer, plumbed for washing machine, concealed wall mounted central heating boiler, radiator, vinyl flooring.

#### **FIRST FLOOR**

#### Landing

Access to loft, fitted cupboard (shelved with small radiator), fitted carpet.

#### **Bedroom One**

UPVC double glazed window to rear, fitted wardrobes and bedroom furniture, radiator, fitted carpet.

#### **Bedroom Two**

UPVC double glazed window to front, fitted wardrobes to one wall, radiator, fitted carpet.

#### **Bedroom Three**

UPVC double glazed window to rear, fitted wardrobes to one wall, radiator, fitted carpet.



# Bathroom

UPVC double glazed translucent window to front, matching white bathroom suite comprising panelled bath with hand held shower attachment, pedestal wash hand basin, low level WC, fully tiled, radiator, vinyl flooring.

#### **EXTERIOR**

#### Rear Garden

Approximately 30', flagstone patio across the rear of the property with path to rear, raised flower beds, lawned to one side, selection of

#### **Driveway**

Parking to the front for 1 vehicle.

#### **ADDITIONAL INFORMATION**

### **Council Tax**

London Borough of Croydon Band C.

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### **Broadband**

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-

checker.ofcom.org.uk/en-gb/mobile-coverage

