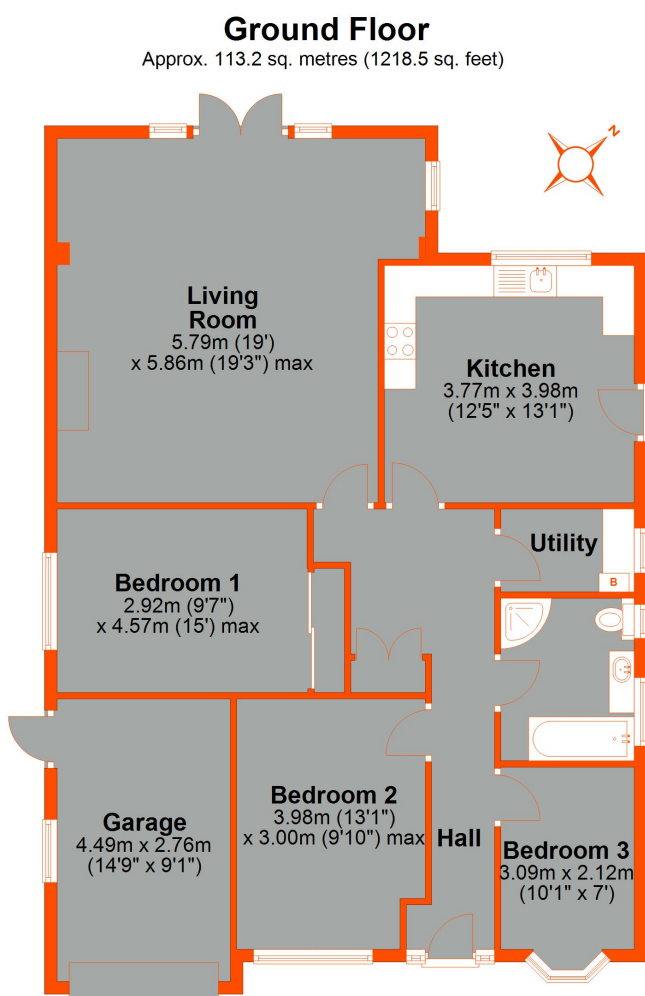




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	
		57	
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 113.2 sq. metres (1218.5 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

27a Orchard Avenue, Shirley, Croydon, Surrey CR0 8UB

Offers in Excess of £700,000 Freehold

- CHAIN FREE
- Impressive Living Room
- Modern Bathroom
- Kitchen Diner and Utility Room
- Detached Bungalow
- 3 Bedrooms
- West Facing Garden
- Garage and Parking 3 Cars.

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



27a Orchard Avenue, Shirley, Croydon, Surrey CR0 8UB

Situated on a prominent plot, this impressive 3 bedroom detached bungalow has been refurbished to a very high standard with an extremely spacious living room which leads out onto a mainly laid to lawn sunny west facing garden. Additional benefits of the property also include a large fitted kitchen diner with separate utility room, modern family bathroom, neutral decoration throughout with a mixture of hard wood flooring and fitted carpets, single garage and large driveway for 3 to 4 vehicles.

Location

Ideally placed with a wide variety of amenities nearby, some of which include various bus routes (including the SL5 bus stop at Shirley Library) and shops on Wickham Road, doctors surgeries, and library. West Wickham High Street is nearby with its selection of popular shops, restaurant and cafes. East Croydon train station is a short journey away with trains into London, Gatwick and connections to many other destinations.



GROUND FLOOR

Canopied Entrance Porch

Composite entrance door with UPVC double glazed translucent windows to either side

Entrance Hall

Storage cupboard, access to loft, radiator, inset lighting, hardwood flooring.

Living Room

UPVC double glazed doors to garden, UPVC double glazed windows to either side plus UPVC double glazed window to side, cast iron fireplace set to a granite surround and hearth, radiators, coved ceiling, fitted carpet.

Kitchen Diner

UPVC double glazed translucent door to side, UPVC double glazed casement window to rear, comprehensive selection of fitted wall and base units incorporating inset sink unit with mixer tap, pan drawers, ample granite work surfaces and trim extending to granite splashback, stainless steel Neff gas hob and electric oven with stainless steel extractor hood over, integrated dishwasher, coved ceiling, radiator, ceramic tiled flooring.

Utility Room

UPVC double glazed window to side, wall mounted combi central heating boiler, plumbing and space for washing machine with work surface over, hardwood flooring.

Bedroom 1

UPVC double glazed window to front, fitted wardrobe, coved ceiling, radiator, fitted carpet.

Bedroom 2

UPVC double glazed window to side, fitted wardrobe, coved ceiling, radiator, fitted carpet.

Bedroom 3

UPVC double glazed bay window to front, coved ceiling, radiator, fitted carpet.

Bathroom

UPVC double glazed translucent windows to side, matching white bathroom suite comprising glass fronted corner shower cubicle, tiled panelled bath with hand held shower attachment, circular ceramic wash hand basin to granite counter, concealed low level WC, half tiled walls extending to fully tiled around shower cubicle, inset lighting, heated towel rail, ceramic tiled flooring.

EXTERIOR

Rear Garden

Approximately 70', A sunny west facing garden with shaped patio across the rear of the property leading onto a mainly laid to lawn garden with established shrubs and trees to either side, second patio to rear of garden, garden shed (in need of repair), side entrance.

Driveway

Large block paved driveway with off road parking for 3 to 4 vehicles.

Garage

Single garage with up and over door, power supply.

ADDITIONAL INFORMATION

Council Tax

Croydon Borough band F

