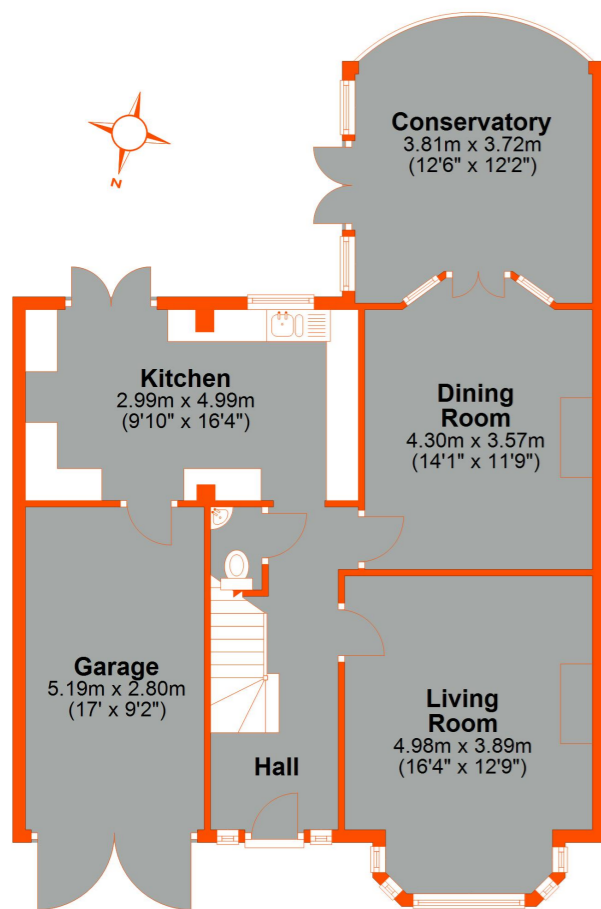


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



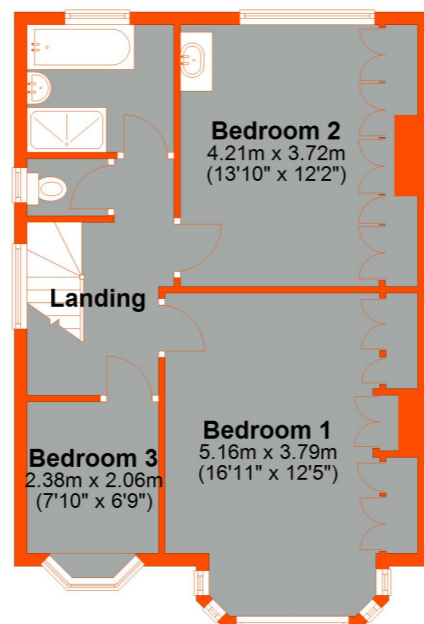
Ground Floor

Approx. 89.4 sq. metres (962.1 sq. feet)



First Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



Total area: approx. 142.7 sq. metres (1536.2 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

220 Devonshire Way, Shirley, Croydon, Surrey CR0 8BX

£650,000 Freehold

- 🔴 CHAIN FREE
- 🔴 Spacious Living Accommodation
- 🔴 Large Kitchen Extension
- 🔴 Garage
- 🔴 Semi Detached House
- 🔴 3 Bedrooms
- 🔴 Conservatory
- 🔴 100' South Facing Garden

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 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



220 Devonshire Way, Shirley, Croydon, Surrey CR0 8BX

CHAIN FREE - A tastefully extended 1930s 3 bedroom semi-detached house which offers extremely spacious living accommodation throughout, with the benefits of a large kitchen extension (kitchen/breakfast room), 2 separate reception rooms, conservatory, garage and 100' mainly laid to lawn sunny south facing garden. Viewing is recommended to appreciate this splendid family home.

Location

Situated at the top of Devonshire Way within walking distance of Oak Lodge Primary School, various bus routes and train station, West Wickham High Street with its selection of popular shops, restaurants and cafes, Eat Croydon train station is a short journey away.



GROUND FLOOR

Canopied Entrance Porch

Entrance Hall

Original entrance door, inset windows, UPVC double glazed leaded light windows to either side, plate rail, radiator, understairs storage cupboard, laminate flooring.

Cloakroom

Low level WC, wall mounted corner wash hand basin, laminate flooring.

Lounge

UPVC double glazed leaded light deep bay window to front, feature fireplace with marble surround, hearth and mantel, coved ceiling, plate rail, wall lights, radiator, laminate flooring.

Dining Room

Original double doors with windows to either side and above leading to the conservatory, original exposed brick fireplace with ornate timber mantel over, coved ceiling, plate rail, double radiator, laminate flooring.

Conservatory

Double doors to garden, radiators, ceramic tiled flooring.



Fitted Kitchen/Breakfast Room

UPVC double glazed, leaded light doors opening on to garden, UPVC double glazed leaded light windows to rear, comprehensive selection of fitted wall and base units incorporating leaded light display cabinets, drawers, stainless steel sink unit, ample work surfaces with matching splashback, breakfast bar, original serving hatch with leaded light door, Range style stove, stainless steel chimney style extractor hood, plumbed for dishwasher. recess for fridge, radiator, inset lighting, laminate flooring.

FIRST FLOOR

Landing

UPVC double glazed leaded light window to side, access to loft, fitted carpet.

Bedroom 1

UPVC double glazed leaded light deep window to front, comprehensive selection of fitted wardrobes to one wall, wall lights, radiator, fitted carpet.

Bedroom 2

UPVC double glazed leaded light window to rear, comprehensive selection of fitted wardrobes to one wall, wash hand basin set to vanity unit with mirror above radiator, fitted carpet.

Bedroom 3

UPVC leaded light double glazed oriel window to front, radiator, fitted carpet.



Bathroom

UPVC double glazed leaded light translucent window to rear, large glass fronted shower cubicle, panelled bath with hand held shower attachment, pedestal wash hand basin, wall mounted mirror with inset lighting, fully tiled, radiator, ceramic tiled flooring.

Separate WC

UPVC double glazed translucent window to side, low level WC, fitted carpet.

EXTERIOR

Front and Rear Gardens

The latter being a particular feature of the property, approximately 100', and with a sunny south facing aspect. Large shaped patio area leading onto a level lawn with a selection of mature shrubs.

Driveway

Parking for 1 vehicle with a selection of established shrubs to one side.

Garage

Plumbed for washing machine, space for tumble dryer.

ADDITIONAL INFORMATION

Council Tax

Croydon Borough Band E

