#### Shirley Office

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





**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

# 21 Devonshire Way, Croydon, Surrey CRO 8BU

# £550,000 Freehold

- CHAIN FREE
- 2 Bedrooms
- Secluded Garden
- Driveway Parking

- Detached Bungalow
- Refurbishment Required
- Opportunity to Extend (STPP)
- Popular Location

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## 21 Devonshire Way, Croydon, Surrey CRO 8BU

CHAIN FREE spacious detached double fronted 2 bedroom bungalow set on a prominent plot with the possibility to extend (subject to the usual planning permission being granted from Croydon Council). Requiring full refurbishment and modernisation with the opportunity to design the bungalow to your own specification and style. To the rear is a lawned garden with driveway parking to the front.

Situated a short walk along Devonshire Way with a wide selection of amenities close by. Some of which include local shops and various bus routes along Wickham Road, West Wickham High Street with its selection of popular shops, restaurants and cafes plus East Croydon Train Station is also just a short drive away with services to Victoria, London Bridge and Gatwick.









#### **GROUND FLOOR**

#### **Entrance Hall**

Entrance door, cupboard housing hot water cylinder, radiator.

#### **Living Room**

Double glazed window to rear, picture rail, radiator

#### Kitchen

Double glazed door to rear, dual aspect double glazed windows, selection of fitted wall and base units incorporating drawers with a tiled splashback, single stainless steel sink unit, gas cooker point, radiator, wall mounted central heating boiler.

#### Lean-To

Double glazed across the rear, double doors to garden, fitted cupboard.

#### **Bedroom One**

Double glazed leaded light bay window to front, coved ceiling, radiator.

#### Bedroom 2

Double glazed leaded light bay window to front, coved ceiling, radiator.

#### **Bathroom**

Double glazed translucent window to side, panelled bath with hand held shower attachment, pedestal wash hand basin, half tiled walls extending to fully tiled around bath and shower area, radiator.

#### Separate WC

Double glazed translucent window to side, low level WC, radiator.



#### **EXTERIOR**

#### **Gardens to Front and Rear**

Approximately 45', flagstone patio across the rear leading onto a large mainly laid to lawn garden with a selection of established shrubs to either side, garden shed, side entrance.

Front garden: lawned with a selection of established shrubs

#### Driveway

Tandem driveway parking

#### **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-

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