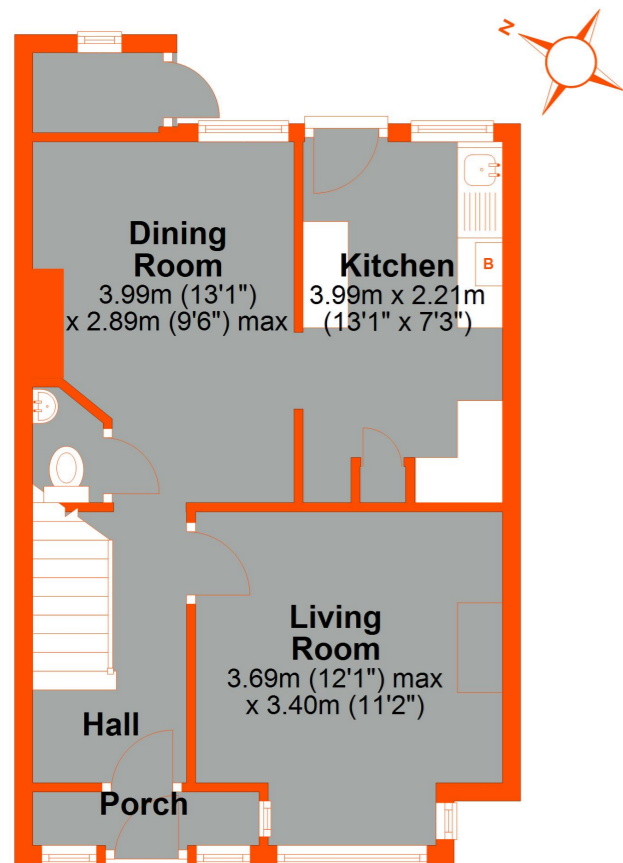


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

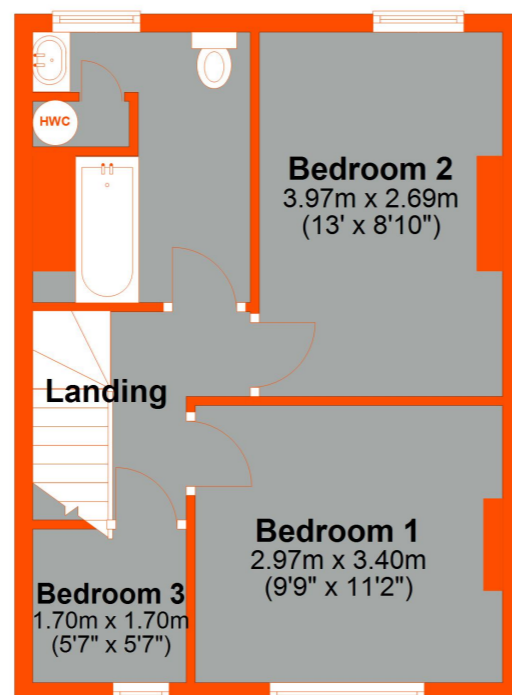
Ground Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 78.8 sq. metres (847.7 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.

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.
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Viewing by appointment with our Shirley Office - 020 8777 2121

14 Windermere Road, Addiscombe, Croydon, Surrey CR0 6PP

£390,000 Freehold

- CHAIN FREE
- In Need of Refurbishment
- Cloakroom
- Central Heating and Double Glazing
- 3 Bedroom Semi-Detached House
- 2 Reception Rooms
- Bathroom
- Garden with Side Access

14 Windermere Road, Addiscombe, Croydon, Surrey CR0 6PP

CHAIN FREE 3 bedroom semi-detached house set in a small cul de sac. Double glazing and central heating, kitchen, ground floor cloakroom, bathroom, 3 bedrooms, lounge, dining room, and garden with side access. The property is in need of refurbishment which has been reflected in the asking price.

Location

Ideally placed just off Lower Addiscombe Road with its shops and transport links (including Addiscombe tram stop), schools and parkland. Central Croydon is close at hand with its shopping centre, sports and leisure facilities and East Croydon mainline train station with a fast and frequent service to central London and beyond



GROUND FLOOR

Double Glazed Entrance Porch

Entrance Hall

Radiator, understairs storage cupboard, doors to:

Cloakroom

Low flush WC, wash hand basin.

Lounge

Double glazed bay windows to front, radiator, coved ceiling.

Dining Room

Double glazed window to rear, radiator, opening onto:

Kitchen

Double glazed window and door to rear overlooking and opening onto the garden, single drainer sink unit, worktops, wall and base units, wall mounted gas central heating boiler.

EXTERIOR

Garden to Front and Rear

The latter having a patio area leading to a circular shaped block paved patio surrounded by mature flower beds, brick built outhouse, side access. The front garden is block paved.

ADDITIONAL INFORMATION

Council Tax

Croydon Council band D



FIRST FLOOR

Landing

Loft access, doors to:

Bathroom

Panelled bath, low flush WC, wash hand basin, radiator, double glazed window to rear.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to front, radiator