

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Viewing by appointment with our Shirley Office - 020 8777 2121

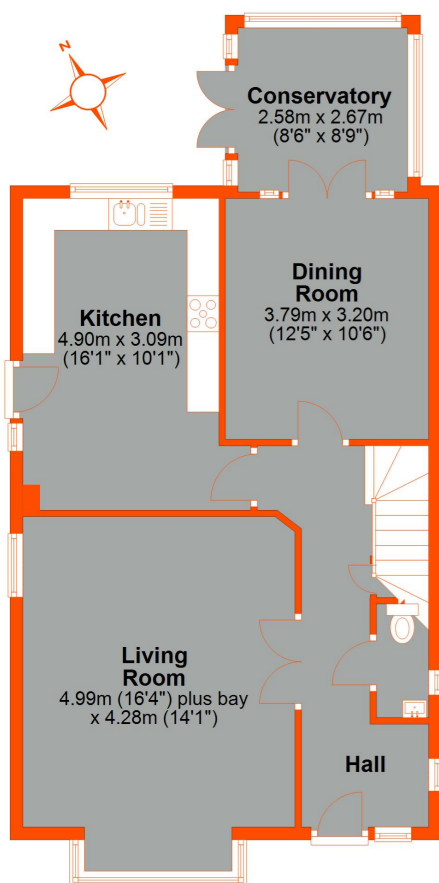
5 Merewood Gardens, Shirley, Croydon, Surrey CR0 7HW

£685,000 Freehold

- CHAIN FREE
- Gated Community
- 2 Reception Rooms
- Conservatory
- Detached House
- 3 Bedrooms
- Fitted Kitchen
- Detached Garage

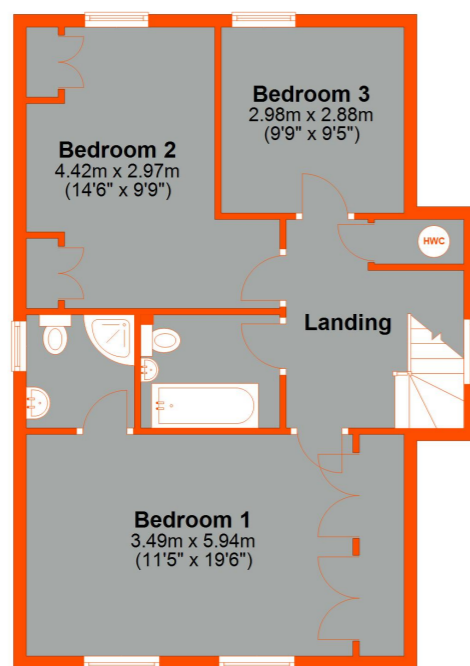
Ground Floor

Approx. 71.0 sq. metres (764.7 sq. feet)



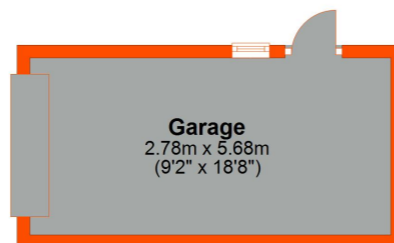
First Floor

Approx. 61.9 sq. metres (666.0 sq. feet)



Outbuilding

Approx. 15.8 sq. metres (170.2 sq. feet)



Total area: approx. 148.7 sq. metres (1600.9 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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5 Merewood Gardens, Shirley, Croydon, Surrey CR0 7HW

CHAIN FREE A 3 bedroom detached residence built approximately 20 years ago, set in a small gated community of similar properties. The property, along with the 3 bedrooms, has a good size lounge, dining room and conservatory, fitted kitchen, en suite shower room to the master bedroom, family bathroom, ground floor cloakroom, charming garden, detached garage and own parking bay, entryphone system, double glazing and central heating. A rare chance to acquire one of these exclusive family homes.

Location

Conveniently placed for Bywood Avenue shops, Ashburton fields, primary & secondary schools and bus routes. A short drive from East Croydon or Elmers End train stations with their fast and frequent services to Central London and beyond. Beckenham, West Wickham and Croydon centres are close by with their shops, sports and leisure facilities.



GROUND FLOOR

Entrance Hall

Double glazed leaded light windows to front and side, polished wood flooring, entryphone receiver, understairs storage cupboard, doors to:

Cloakroom

Matching white suite comprising low flush WC, wash hand basin set in a vanity unit, mirror fronted vanity unit, ceramic tiled flooring, radiator, double glazed leaded light windows to side.

Dining Room

Double glazed leaded light double doors to rear opening onto the conservatory, polished wood flooring, radiator.

Conservatory

A double glazed conservatory, windows and doors to garden, ceramic tiled flooring.

Lounge

Double glazed leaded light square bay windows to front and to side, polished wood flooring, 2 radiators.

Kitchen

Double bowl stainless steel sink unit set in an extensive range of matching granite worktops with natural wood wall/base units and drawers, 5 ring gas hob, extractor hood and double oven, integrated washing machine and dishwasher, radiator, ceramic tiled flooring, double glazed leaded light windows to rear overlooking the garden, double glazed leaded light windows and doors to side.



FIRST FLOOR

Landing

Double glazed leaded light windows to side, radiator, cupboard housing lagged hot water cylinder, fitted carpet, doors to:

Bedroom 1

Double glazed leaded light windows to front, built-in wardrobes, fitted carpet, radiator.

En Suite Shower Room

Matching suite comprising shower cubicle, wash hand basin, low flush WC, part ceramic tiled walls, ceramic tiled flooring, heated towel rail, mirror fronted vanity unit, double glazed leaded light windows to side.

Family Bathroom

Matching white suite comprising panelled bath with mixer tap, shower attachment and glazed screen, pedestal wash hand basin, low flush WC, heated towel rail, part ceramic tiled walls, mirror fronted vanity unit.

Bedroom 2

Double glazed leaded light windows to rear, fitted wardrobes and matching bedside cabinets and drawers, loft access, radiator, fitted carpet.

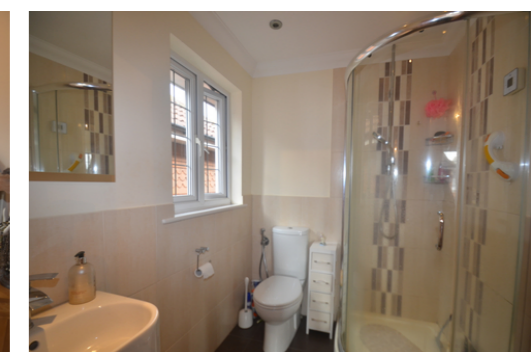
Bedroom 3

Double glazed leaded light windows to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 45', a lovely garden laid to paved patio and formal lawn, rear decked area with flower beds, side access with additional patio and wooden tool shed.



Detached Garage

Up and over door to front leading to:

Own Parking Bay

ADDITIONAL INFORMATION

Service charge

Approximately £400.00 per year to maintain the gates and communal parts.

Council Tax

Croydon borough band F

