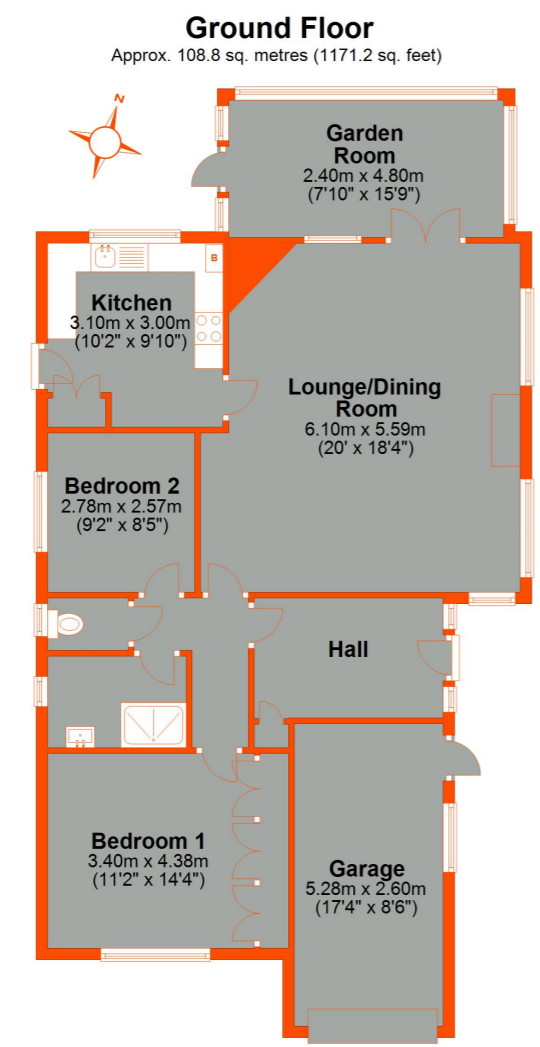


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 108.8 sq. metres (1171.2 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

16 Farm Drive, Shirley, Croydon, Surrey CR0 8HR
£650,000 Freehold

- CHAIN FREE
- Sun Lounge
- New Integrated Fitted Kitchen
- Secluded Garden
- 2 Bedroom Detached Bungalow
- Spacious Living Room
- New Contemporary Shower Room
- Garage and driveway parking

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



16 Farm Drive, Shirley, Croydon, Surrey CR0 8HR

CHAIN FREE - An attractive 2 bedroom, detached, post war bungalow, which enjoys spacious living accommodation throughout with the advantage of a large sun lounge across the rear. Recent improvements to the property to note include the installation of an integrated fitted kitchen, contemporary shower room and re-decoration. To the rear is a secluded, mainly laid to level lawn garden. Further benefits of the property also include a garage with driveway parking and a popular cul de sac location.

Location

Farm Drive is a small close of properties on the boundary of West Wickham and Shirley within a short walk of West Wickham High Street with its wide selection of shops, restaurants and cafes. Various bus routes can also be found close by. West Wickham and East Croydon Stations are just a short drive away.



GROUND FLOOR

Entrance Hall

Composite entrance door with inset window, full length UPVC double glazed windows to either side of entrance door, fitted cupboard, radiator, coved ceiling, fitted carpet.

Living Room

UPVC double doors leading to sun lounge, UPVC double glazed full length window to rear, UPVC double glazed leaded light translucent windows to side, feature fireplace with ornate mantel and hearth, radiators, coved ceiling, fitted carpet.

Sun Lounge

Large picture window to rear, UPVC double glazed translucent window with UPVC double glazed door to garden, vinyl herringbone-style flooring.

Fitted Kitchen

UPVC double glazed window to rear, UPVC double glazed translucent windowed door to side, comprehensive selection of fitted wall and base units incorporating drawers, stainless steel sink unit set to work surface, stainless steel gas hob with stainless steel electric oven below, stainless steel chimney style extractor hood, integrated washing machine and slimline dishwasher, ample work surfaces with briquette tiled splashback, concealed wall mounted combi Worcester Bosch central heating boiler, tiled flooring.

Bedroom One

UPVC double glazed leaded light windows to front, range of fitted wardrobes with locker cupboards above to one wall, coved ceiling, radiator, fitted carpet.

Bedroom Two

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

Shower Room

UPVC double glazed translucent window to side, large glass fronted shower cubicle, rainfall shower head plus separate hand held shower, contemporary wall mounted wash hand basin with storage below, circular fitted mirror above, half tiled walls extending to fully tiled around shower area, heated towel rail, tiled flooring.

Separate WC

UPVC double glazed translucent window to side, low level WC, half tiled walls, ceramic tiled floor.

Front and Rear Gardens

The latter being approximately 40' x 30', a particular feature of the property, very secluded and private. Patio area across the rear leading onto a large level lawn with a selection of established shrubs surrounding, side entrance to either side, exterior lighting and tap.

The front garden is lawned to one side with well stocked borders.

Garage

Single garage with up and over door.

Driveway Parking

ADDITIONAL INFORMATION

Council Tax

Croydon council band E

