



Devonshire Way, Shirley

Guide Price £625,000

Devonshire Way

Shirley, Croydon

Well proportioned and sensibly laid out, it is easy to understand why homes built in the 1930's always prove popular. This fine example is well presented throughout and benefits and offers classic and spacious family sized accommodation. Both of the receptions rooms are of a good size, and the conservatory is a great addition for relaxing in whilst enjoying the views across the secluded rear garden. All three bedrooms are of a good size and can be found on the first floor alongside the bathroom facilities. Similar homes in the immediate area have had large double storey extensions and loft conversions, scope to do similar is most certainly present here, obviously any improvements of this nature would require the relevant local authority consents. With a a garage to the side, a well presented interior and an attractive fitted kitchen, this family home needs to be viewed to be fully appreciated.

Offered CHAIN FREE.





Location

Devonshire Way is a really popular road close to West Wickham High Street, a location which combines peace and tranquility with convenience and ease. Within around 0.4 of a mile is West Wickham High Street with its range of local shops, supermarkets, restaurants, cafes and shops. West Wickham leisure centre is within a mile, the delightful Millers Pond recreational area just a few hundred yards away.

Schools

The property is in easy reach of primary and secondary schools. The highly regarded LANGLEY SCHOOLS are within approx 1 mile away, [measurement is as the crow flies]. The popular Oak Lodge Primary School which is just 0.60 of a mile away. Trinity, Royal Russell, St Davids, St Johns, Coloma and Whitgift are all within easy reach too. For full directions please see the map or contact Allen Heritage Estate Agents in Shirley.

Transport Links

On the nearby Wickham Road you will find bus routes to Bromley, West Wickham and Croydon town centres as well as East Croydon mainline railway station which offers fast rail services to Central London and Gatwick Airport. On Wickham Road, you can pick up the new Superloop bus which serves several destinations including Heathrow Airport, and Bromley South.



The Ground Floor Accommodation

Porch

Entrance Hall 5.34m (17'6") x 1.05m (3'6")

Lounge 5.18m (17') into bay x 3.98m (13'1")

Dining Room 4.27m (14') x 3.68m (12'1")

Conservatory

Kitchen 3.09m (10'2") x 2.28m (7'6")

The First Floor Accommodation

Landing

Bedroom 1 5.07m (16'8") into bay x 3.31m (10'10")

Bedroom 2 4.30m (14'1") x 3.75m (12'4")

Bedroom 3 2.53m (8'4") x 2.21m (7'3")

Bathroom 2.15m (7'1") x 2.13m (7')

Separate WC

Garage

To the side of the property with a rear door to the garden.

Council Tax band: E

Tenure: Freehold

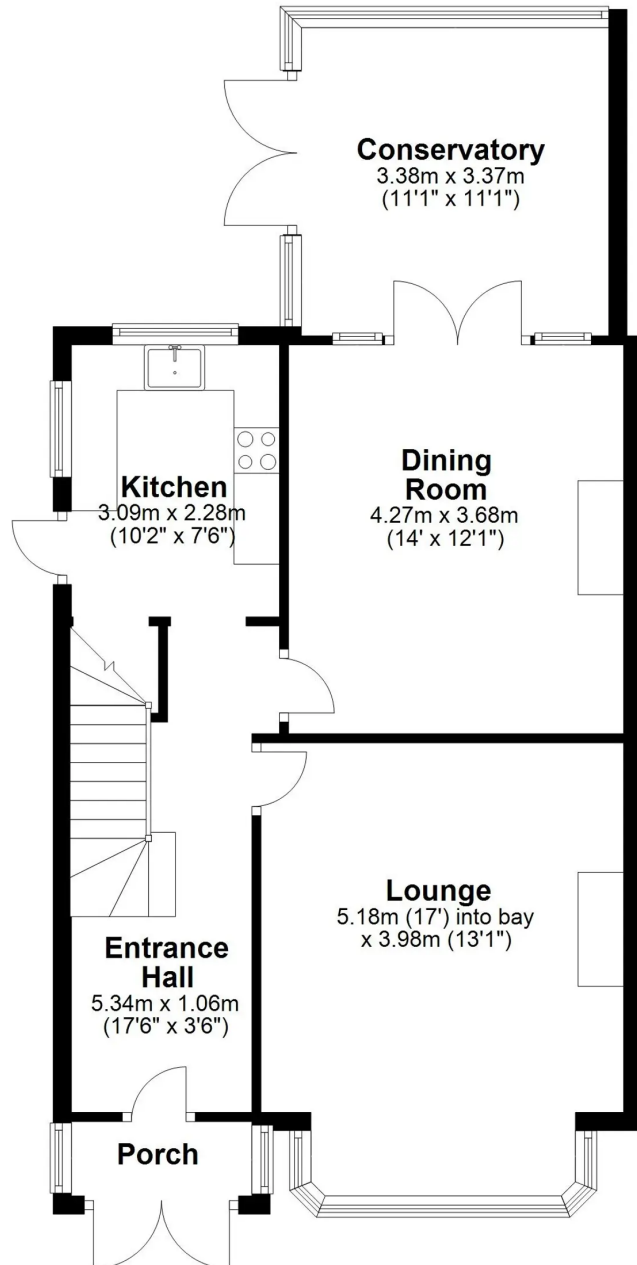
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor

Approx. 68.2 sq. metres (734.1 sq. feet)



Total area: approx. 122.6 sq. metres (1319.9 sq. feet)

Floor plans are not to scale and do not always include full detail - they are provided as a guide to the layout.
Plan produced using PlanUp.

First Floor

Approx. 54.4 sq. metres (585.8 sq. feet)

