

FOR SALE



High Trees, Shirley, Croydon

2 Bedrooms, 1 Bathroom, Detached Bungalow

Asking Price Of £530,000

MARTIN&CO



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A DELIGHTFUL DETACHED BUNGALOW IN A QUIET CUL- DE-SAC JUST A SHORT WALK FROM SHIRLEY TOWN CENTRE, Available with no onward chain, the property affords an entrance hall, a bright reception room with patio doors leading to the rear garden, a modern fitted kitchen, a particularly spacious 18' master bedroom, a second double bedroom and a smart fully tiled shower-room/wc with walk-in shower enclosure. Features to note include gas heating and double glazing throughout.

- Detached Bungalow in quiet Cul-De-Sac
- Two Double Bedrooms
- Reception Room with Doors to Garden
- Modern Fitted Kitchen

Externally there are gardens to the front and rear the latter is very sunny and the perfect spot for a BBQ with friends and family, or a Summer sundowner! The front garden is mainly laid to lawn however a driveway leading to the attached garage provides plenty of parking.

High Trees is off Woodland Way, with bus routes available on Orchard Way providing routes to Croydon and Beckenham. Further bus services are available along the Wickham Road, together with local shops and other amenities. A wider selection of supermarkets, coffee shops and restaurants can be found in West Wickham along with a mainline railway station allowing access to London Bridge, Charing Cross and Cannon Street. East Croydon station has fast and frequent trains to Victoria, Gatwick and the South Coast.

Call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!

AGENT'S NOTE:

Prospective buyers should be aware that this property was owned by a relative of a member of staff. Martin & Co have no interest in the sale of the property apart from our usual agency fees.



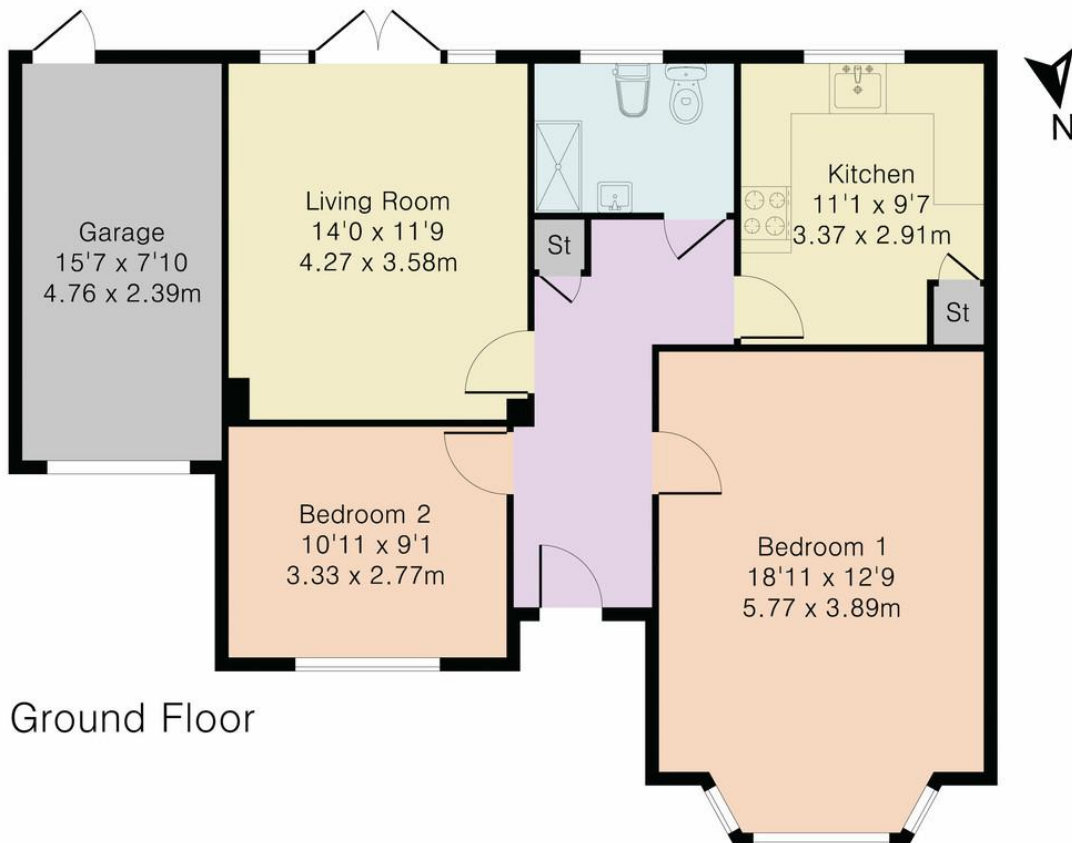




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		



Approximate Gross Internal Area 883 sq ft – 82 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Martin & Co Croydon

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

