



## 33 FIRSBY AVENUE CROYDON, CR0 8TP

**£600,000**  
FREEHOLD

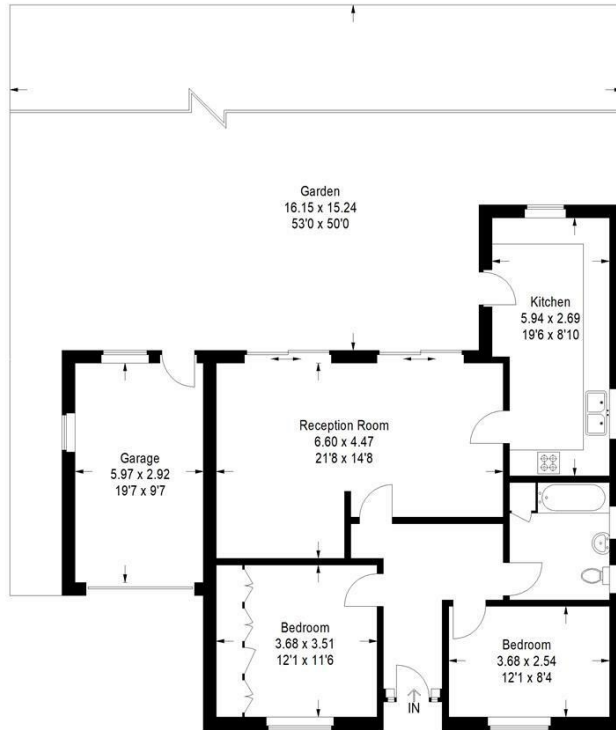
A unique opportunity to purchase an extremely rare detached bungalow within the highly sought after area of Monks Orchard/Shirley Oaks. This freehold property presents a large plot, by way of a huge private garden as well as a generous internal square footage, with enormous scope to further extend (STPP) and add additional value to an already beautiful property.

Close to several great schools and an abundance of parks and green spaces, this property currently has two good-sized double bedrooms, a large kitchen/diner and a generous bathroom. There is also a large garage, which can either be retained or developed into additional living space.

Firsby Avenue is a quiet, tree-lined, residential street that is a short distance to the local bus routes, Shirley High Street and many other local amenities. This property is offered Chain Free.

**DouglasPryce**

**Firsby Avenue**  
 Approximate Gross Internal Area  
 (Excluding Garage) 82.9 sq m / 892 sq ft  
 (Including Garage) 98.2 sq m / 1057 sq ft



Ground Floor

Illustration for identification purposes only,  
 measurements are approximate.  
 Drawn for Douglas Pryce



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sales  
 Verdant Lane  
 London  
 SE6 1LF

07887933642  
 glenn@douglaspryce.co.uk  
 www.douglaspryce.co.uk

**DouglasPryce**