



**Guide Price**  
**£625,000**

**Freehold**

3x  1x  2x 

**Devonshire Way,  
Shirley, Croydon,  
Surrey, CR0**

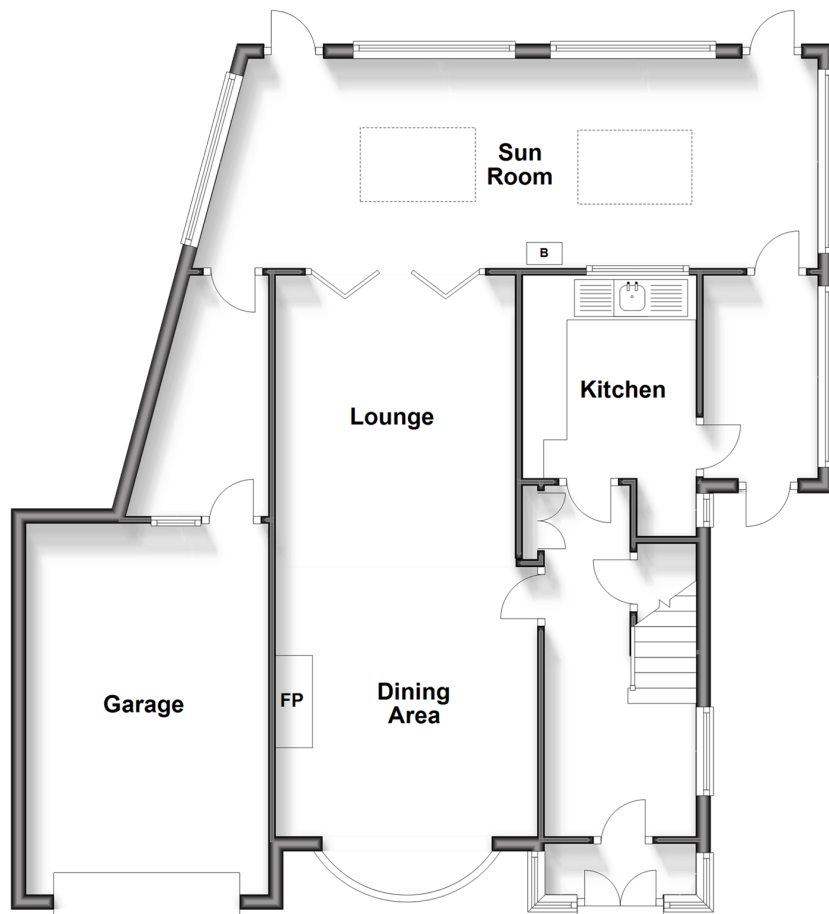
**OVER 60?**

Secure this property  
for up to **59% less!**

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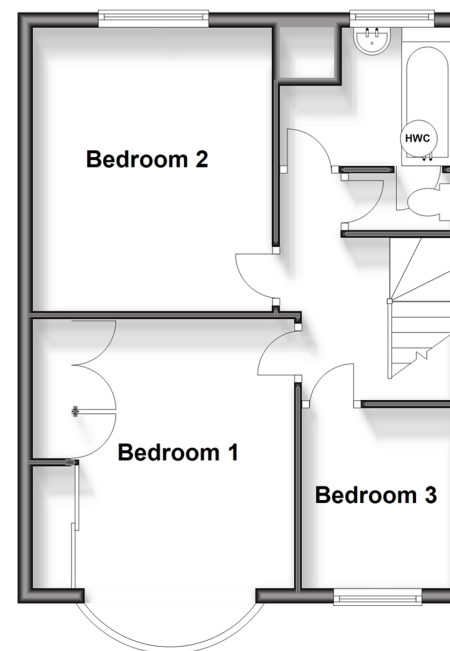
## Ground Floor

Approx. 96.1 sq. metres (1034.3 sq. feet)



## First Floor

Approx. 43.8 sq. metres (470.9 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge : 14'3 x 11'8 (4.35m x 3.56m)

Dining Area: 12'7 x 10'9 (3.84m x 3.28m)

Sun Room: 27'7 x 9'3 (8.41m x 2.82m)

Kitchen: 8'11 x 7'8 (2.72m x 2.34m)

### FIRST FLOOR

Landing

Bedroom 1: 14'6 x 11'7 (4.42m x 3.53m)

Bedroom 2: 12'8 x 10'9 (3.86m x 3.28m)

Bedroom 3: 7'10 x 6'9 (2.39m x 2.06m)

Family Bathroom

### OUTSIDE

Front and Rear Garden

Garage

Driveway



## Main features

- Larger than average detached family house
- Plenty of space to entertain family and friends
- Lounge, diner and sun room
- Large rear garden and doorway leading to the garage
- Excellent scope to update and extend (subject to necessary planning consent)



### Nearest Schools

Primary Schools: Benson Primary and Nursery School 0.2 miles, Spring Park Primary 0.3 miles  
St John's CofE Primary 0.4 miles  
Secondary Schools: Shirley High School Performing Arts College 0.5 miles



### Transport Information

Train Stations: West Wickham 1.1 miles  
Eden Park 1.2 miles  
Elmers End 1.8 miles



### Address

Devonshire Way, Shirley, Croydon, Surrey, CR0



### Directions

For directions to this property please contact us.



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(47)	B(35)
	21711524/20240513/BF/RF	