



**Graham Close, Shirley**

**£625,000**

# 14 Graham Close

Shirley

Spacious Detached Bungalow  
Three Good Sized Bedrooms  
Garage & Ample Parking  
Secluded South Facing Rear Garden  
Peaceful Cu-De-Sac Location  
Garage & Driveway  
27' Lounge/Diner  
Offered Chain Free

Nestled in a tranquil cul-de-sac on the Shirley/West Wickham borders, this spacious detached bungalow presents a great opportunity for discerning buyers. Boasting generously proportioned and versatile accommodation, this property offers ample space for comfortable living. The sprawling 27' lounge/diner is perfect for hosting family gatherings and enjoying relaxing afternoons, benefiting from double doors overlooking the rear garden. All three of the bedrooms are of a good size, there is a shower room, a fitted kitchen and a handy utility room too.





The well-maintained garage, complemented by a generous driveway for off-street parking, adds to the convenience of this residence. Enhanced by a secluded south-facing rear garden, this charming abode provides a serene retreat from the hustle and bustle of every-day life. This property is a canvas awaiting your creative touch, and being offered chain free, this bungalow beckons to be seen and fully appreciated. Embrace the opportunity to shape this space into the home of your dreams.

#### **Location**

Graham Close is a small, peaceful cul-de-sac containing just a handful of detached residences. This tranquil and highly regarded location is extremely convenient for many amenities. Within around half 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.

#### **Transport Links**

On the nearby Wickham Road and Bridle 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 SL5 bus route which serves Bromley South and East Croydon, and connects to the SL7 route which goes to Heathrow Airport.



### Schools In The Area

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.

### Future Potential

You'll find much in the way of potential here, from space at the rear for ground floor additions, the potential the garage holds for conversion and the large loft that could be extended into providing more bedrooms and bathrooms, there are many possibilities this residence holds. Obviously any improvement of this nature would require the relevant local authority consents.

### The Accommodation

#### Porch

**Entrance Hall** 4.13m (13'6") max x 2.18m (7'2")

**Lounge/Diner** 8.37m (27'5") x 3.70m (12'2")

**Kitchen** 3.11m (10'3") x 2.79m (9'2")

**Utility** 2.57m (8'5") x 1.26m (4'2")

**Bedroom 1** 5.01m (16'5") into bay x 3.37m (11'1")

**Bedroom 2** 4.75m (15'7") into bay x 3.05m (10')

**Bedroom 3** 2.62m (8'7") x 2.48m (8'2")

**Shower Room** 2.44m (8') x 2.13m (7')

**Garage** 5.71m (18'9") x 3.81m (12'6") max

Council Tax band: F

Tenure: Freehold

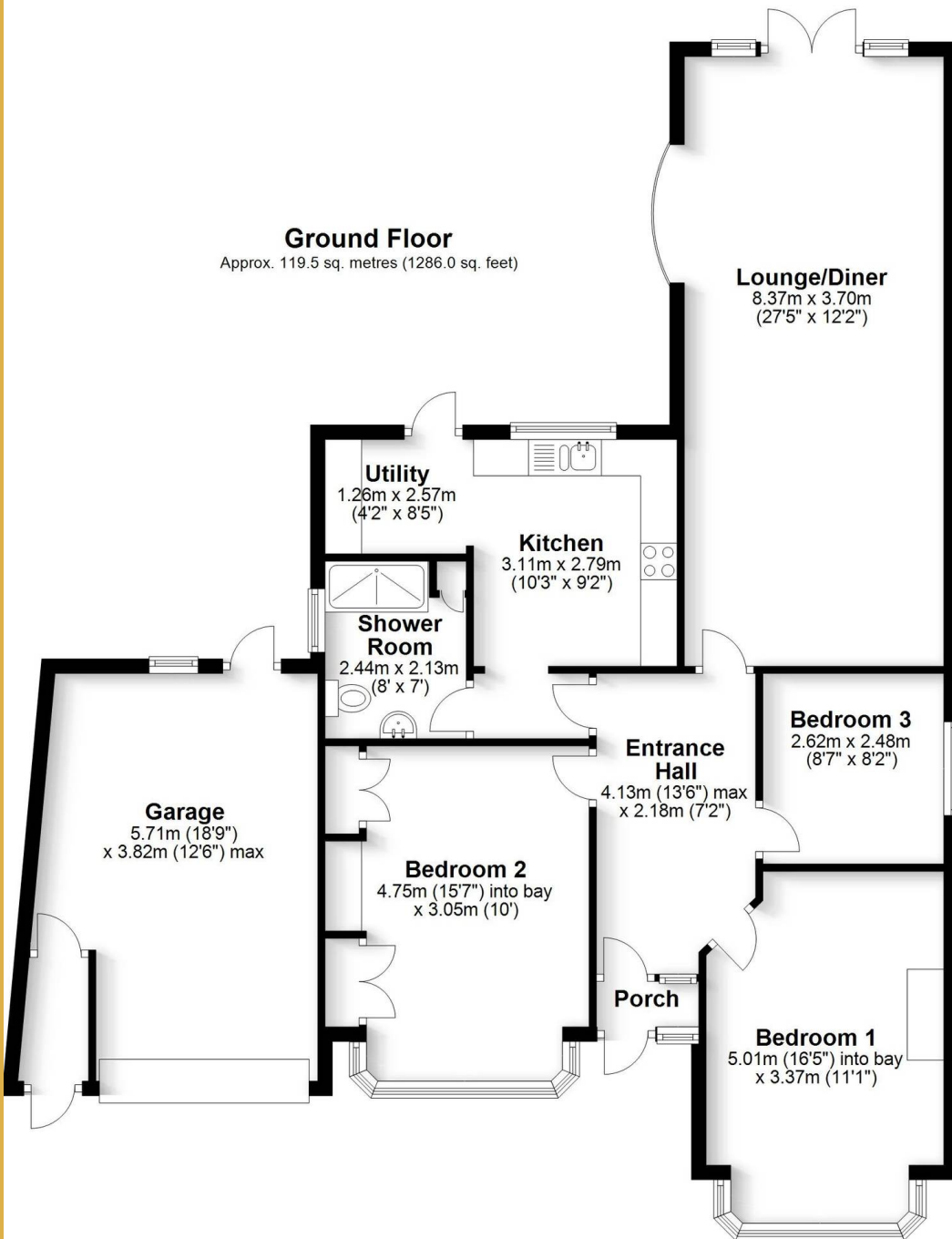
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



## Ground Floor

Approx. 119.5 sq. metres (1286.0 sq. feet)



**Lounge/Diner**

8.37m x 3.70m  
(27'5" x 12'2")

**Utility**

1.26m x 2.57m  
(4'2" x 8'5")

**Kitchen**

3.11m x 2.79m  
(10'3" x 9'2")

**Shower  
Room**

2.44m x 2.13m  
(8' x 7')

**Entrance  
Hall**

4.13m (13'6" max)  
x 2.18m (7'2")

**Bedroom 3**

2.62m x 2.48m  
(8'7" x 8'2")

**Garage**

5.71m (18'9")  
x 3.82m (12'6") max

**Bedroom 2**

4.75m (15'7") into bay  
x 3.05m (10')

**Porch**

**Bedroom 1**

5.01m (16'5") into bay  
x 3.37m (11'1")

Total area: approx. 119.5 sq. metres (1286.0 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.