



ASHLEIGH FLETCHER

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Shirley, Croydon

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Having remained in the same family for over two decades, this detached bungalow offers an impressive combination of practicality and potential, with an exceptional rear garden extending to approximately 60 feet, an additional side courtyard style garden, a double garage, driveway parking and three bedrooms.

The entrance to the property opens into a hallway boasting parquet flooring, which continues throughout most rooms, with doors providing access to all accommodation.

Positioned at the rear of the property, the L-shaped lounge benefits from a double aspect and enjoys wide views across the garden. A double-glazed window and sliding patio doors allow plenty of natural light into the room, with the doors opening directly onto the rear garden's patio. A decorative stained-glass panel to the side adds further character.

The kitchen is fitted with a range of wall and base units, with space for a cooker, slimline dishwasher, washing machine and upright fridge-freezer. Tiled walls and flooring provide a practical finish, while a side door offers direct access to both the front and rear of the property.

The principal bedroom overlooks the front garden and includes an extensive range of fitted wardrobes incorporating hanging space, shelving and drawers. Parquet flooring continues beneath.





Bedroom two is also positioned to the front and features parquet woodblock flooring, while bedroom three enjoys a side aspect overlooking the separate courtyard garden.

The bathroom comprises a panel-enclosed bath, pedestal wash hand basin and low-level WC, complemented by fully tiled walls, a tiled floor and an obscure double-glazed window.

A pull-down ladder provides access to the fully insulated and part-boarded loft, which also benefits from lighting.





Outside, the rear garden is the standout feature. Extending to approximately 60 feet, it includes a patio area, generous lawn, established hedging and fenced boundaries.

Gated access is available on both sides of the property, with one side leading to an additional courtyard-style garden positioned behind the garage. This secluded space would be ideal for outdoor dining, entertaining or creating a dedicated barbecue area.

The driveway provides off-street parking for two vehicles, while the double garage benefits from power, lighting, shelving and storage cupboards.



Combining generous outdoor space, flexible accommodation, excellent storage and a substantial double garage, this detached bungalow offers an exciting opportunity and deserves to be viewed.

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	71	77
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

