

OVER 60?

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



Guide Price

£550,000

Freehold

3x  2x  1x 

Woodmere Avenue, Shirley, Surrey, CR0

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Ground Floor

Approx. 93.2 sq. metres (1002.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 9'1 x 8'10 (2.77m x 2.69m)

Breakfast Area: 8'11 x 8'1 (2.72m x 2.47m)

Lounge/Diner: 21'3 x 15'6 (6.48m x 4.73m)

Bedroom 2: 10'10 x 10'6 (3.30m x 3.20m)

Bedroom 1: 11'0 x 10'10 (3.36m x 3.30m)

En-Suite Shower Room

Bedroom 3: 8'11 x 8'5 (2.72m x 2.57m)

Bathroom

OUTSIDE

Driveway

Front Garden

Rear Garden

2 Single Garages



Main features

- Delightful detached bungalow set at the end of a cul-de-sac
- Spacious lounge, perfect for entertaining guests
- En-suite shower room to bedroom 1
- Ample parking on the driveway and 2 single garages
- Situated close to local amenities
- Offered with no onward chain



Nearest Schools

Primary: Orchard Way 0.8 miles, St Thomas Becket 0.8 miles, Woodside Junior School 0.9 miles

Secondary: Royal Russell School 1.7 miles, Cambridge Tutors College 1.8 miles, Trinity School 1.9 miles



Transport Information

Train Stations: West Wickham 1.6 miles, East Croydon 1.7 miles, Eden Park 1.9 miles, Elmers End 1.9 miles



Address

Woodmere Avenue, Shirley, Surrey, CR0



Directions

For directions to this property please contact us.



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Call Shirley Branch 020 8654 3037 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- 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: **E(46)** POTENTIAL: **C(73)**

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