

**FOR SALE BY PUBLIC
AUCTION 26MAY2022**

**GUIDE PRICE:
£470,000**

**Freehold
Semi-Detached**
Bushey Road, Croydon CR0 8EW



 **Price Taylor LLP**



pricetaylor.com

TO BE SOLD BY PUBLIC AUCTION BEING HELD ON 26 MAY 2026 AT THE MCHUGH & CO AUCTION. ONLINE AND PROXY BIDS ACCEPTED.



01

KEY FEATURES:

Vacant residential with potential. In a sought after residential area.

02

LOCATION & DESCRIPTION:

Located close to the Croydon and Bromley border, a short distance from West Wickham in Kent. Within walking distance of local shops, and other amenities.

A semi-detached house with a private driveway, and outbuilding. For repair and modernisation. Of interest to investors and developers.

03

ACCOMMODATION:

Ground Floor:

Two bedrooms, study, reception room, Kitchen, bathroom, separate wc.

First Floor:

Two further bedrooms, each having en-suite shower room/wc

External:

Driveway, parking for several cars, front and rear gardens & outbuilding.

04

PLANNING

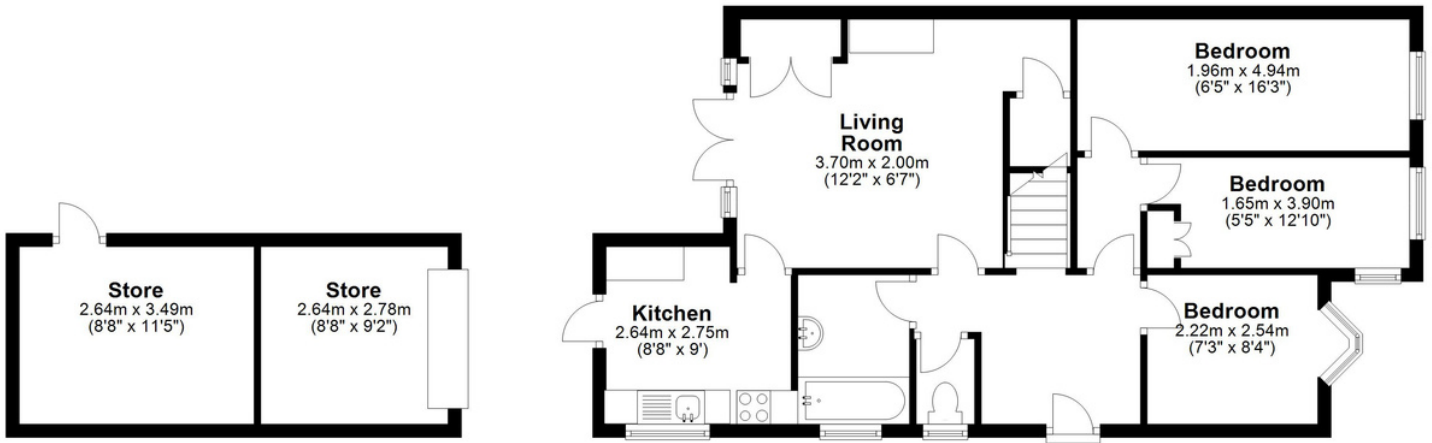
Planning permission (now lapsed) was granted in December 2017 under Croydon Council Ref. 17/05426/HSE, for 'Erection of a two storey side extension at first and roof level, with associated dormers and rooflights.'

05

FLOOR PLAN:

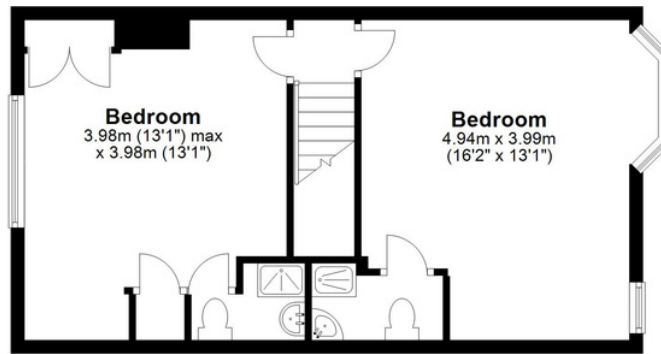
Ground Floor

Approx. 79.1 sq. metres (851.2 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



Total area: approx. 122.3 sq. metres (1316.8 sq. feet)

Not to scale. For identification purposes only.

06

COUNCIL TAX:

Band E. Council Tax payable for 2022/23: £2402.48

ACCOMMODATION (PROPOSED):



PROPOSED FRONT ELEVATION.



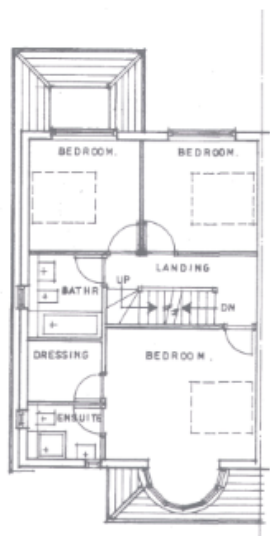
PROPOSED SIDE ELEVATION.



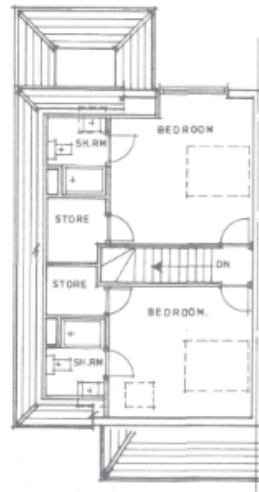
PROPOSED REAR ELEVATION.



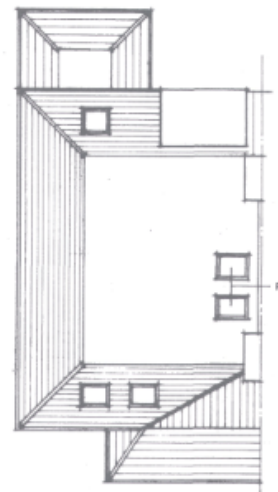
PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.



PROPOSED SECOND FLOOR PLAN.



PROPOSED ROOF PLAN.



ENERGY PERFORMANCE ASSET RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

By appointment with
Price Taylor LLP Commercial &
 Chartered Surveyors.



✉ **0207 704 8512**

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Important Notice: **1.** These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise no that any services, appliances, equipment or facilities are in good working order. **3.** Whist all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries at to the accuracy of all matters upon which they intent to rely. **4.** Value Added Tax - All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added.