





## 69 Barmouth Road, Shirley, Croydon CR0 5ES

CHAIN FREE Seldom available to the market. This impressive one bedroom maisonette offers spacious living accommodation throughout with the advantage of being tastefully refurbished in 2024 creating a modern home with fitted grey integrated kitchen and contemporary style bathroom. Additional features to note include a study area on the ground floor (an ideal work from home area), large garage and paved sunny seating area. Benefits also include UPVC double glazing, neutral decoration throughout and a new 999 year lease.

### Location

Situated just a short walk from Wickham Road with a varied selection of shops and cafes. Four bus routes offer a regular service to East Croydon Station with services to both London Bridge and Victoria. Shirley Church Recreation Ground is just a couple of minutes walk away. West Wickham High Street is a short drive with a further selection of shops, restaurants and cafes.



### GROUND FLOOR

#### Canopied Entrance Porch

With exterior lighting.

#### Entrance Lobby/Study

Composite entrance door with twin inset windows, UPVC double glazed window to front with fitted blind, understairs storage cupboard, radiator, coved ceiling, fitted carpet, (an ideal work from home area).

#### Bathroom

UPVC double glazed translucent window to rear with fitted blind, stylish matching white bathroom suite comprising shower bath with fitted screen, wash hand basin and concealed low level WC set to vanity unit, heated towel rail, large fitted mirror with integrated lighting, fully tiled, inset lighting, tiled flooring.

#### Stairs to:

### FIRST FLOOR

#### Landing

UPVC double glazed window to rear, access to loft, radiator, fitted carpet.

#### Living Room

UPVC double glazed window to front with fitted blind, coved ceiling, radiator, fitted spotlights, fitted carpet.

#### Fitted Kitchen

UPVC double glazed window to front with fitted blinds, comprehensive selection of fitted two tone grey high gloss wall and base units incorporating drawers, bin cupboard, dishwasher, integrated fridge freezer, concealed washing machine, Bosch induction hob with stainless steel splashback and extractor hood over, Bosch stainless steel electric oven, one and a half bowl stainless steel sink unit, drawers, ample marble-effect work surfaces with counter lighting and matching trim, concealed wall mounted Vaillant central heating boiler, inset lighting, additional fitted cupboards, coved ceiling, vinyl plank style flooring.

#### Double Bedroom

UPVC double glazed twin windows to front with fitted blinds, coved ceiling, radiator, fitted carpet.

### EXTERIOR

#### Rear Seating Area

Paved seating area to the rear with a sunny South West aspect.

#### Garage

Large garage with up and over door, lighting supplied.

### ADDITIONAL INFORMATION

#### Lease, Maintenance and Ground Rent

Lease: New 999 Years (to be created).  
Service Charges: As and when shared between three flats.  
Ground Rent: To Be Confirmed

#### Council Tax

London Borough of Croydon Band C

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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