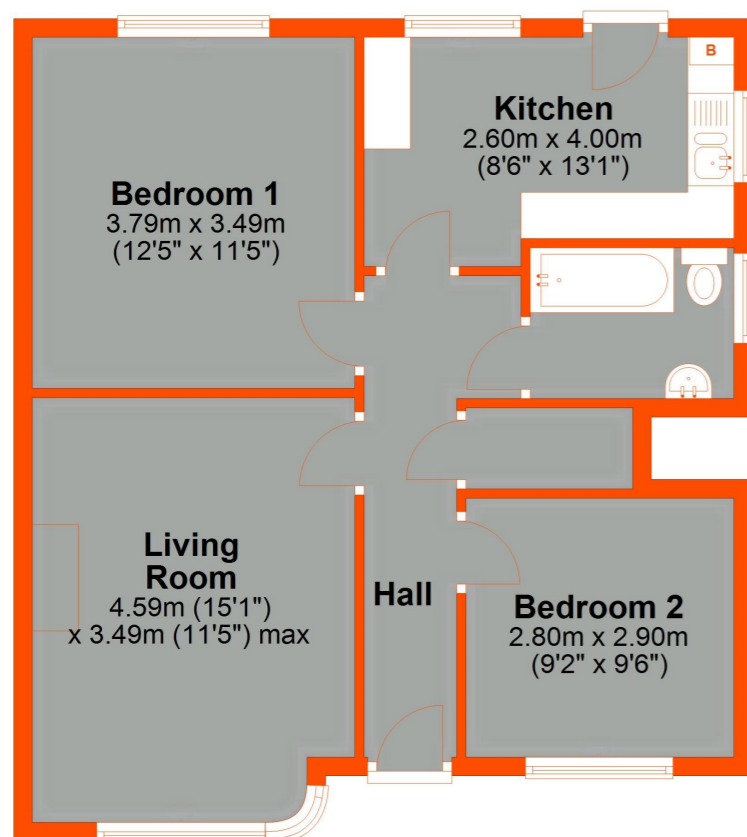


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 60.0 sq. metres (645.7 sq. feet)



Total area: approx. 60.0 sq. metres (645.7 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.



Viewing by appointment with our Shirley Office - 020 8777 2121

34 Cheston Avenue, Shirley, Croydon, Surrey CR0 8DB

**£345,000 Leasehold**

- CHAIN FREE
- 2 Double Bedrooms
- Modern Bathroom
- 148 Year Lease
- Ground Floor Maisonette
- Fitted Kitchen Diner
- Popular Location
- Own Private Garden

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## 34 Cheston Avenue, Shirley, Croydon, Surrey CR0 8DB

CHAIN FREE - Ever popular ground floor garden maisonette with direct access onto your own garden. 2 spacious bedrooms, large living room to the front with views across Parkfields park, fitted kitchen/diner, garden and modern bathroom. Additional benefits of the property to mention also include 148 year lease, UPVC double glazing, central heating and private entrance.

### Location

Situated opposite Parklands park and within a short walk of local amenities. These include shops and various bus routes along Wickham Road (including the Super Loop SL5 stop at Shirley Library), Orchard Way Primary School and Orchard Park High School. East Croydon Station and West Wickham High Street are just a short drive away, with the latter having a selection of popular shops, cafes and restaurants.



### GROUND FLOOR

#### Canopied Entrance Porch

Exterior lighting.

#### Entrance Hall

Entrance door with twin inset windows, understairs storage cupboard with original stripped door, panel radiator, plate rail, laminate flooring.

#### Living Room

UPVC casement double glazed window to front, feature cast iron fireplace with marble hearth, radiator, coved ceiling, picture rail, original stripped door, fitted carpet.

#### Kitchen/Diner

Dual aspect UPVC double glazed windows, UPVC double glazed door to garden, comprehensive selection of white high gloss wall and base units incorporating display cabinet, one and a half bowl stainless steel sink unit, stainless steel gas hob and stainless steel electric double oven with extractor hood over, ample work surfaces with mosaic tiled splashback, plumbed for washing machine, wall mounted combination central heating boiler, radiator, laminate flooring.

#### Bedroom 1

UPVC double glazed window to rear, radiator, picture rail, original stripped door, fitted carpet.

#### Bedroom 2

UPVC double glazed window to front, picture rail, coved ceiling, radiator, original stripped door, fitted carpet.

### Bathroom

UPVC double glazed translucent window to side, matching white bathroom suite comprising panelled bath with shower attachment over, pedestal wash hand basin with mirror fronted bathroom cabinet above, low level WC, heated towel rail, fully tiled, original stripped door, vinyl flooring.

### EXTERIOR

#### Rear Garden

Approx. 25' x 30x a sunny south facing private garden with patio area across the rear, laid to lawn, side entrance, garden shed.

### ADDITIONAL INFORMATION

#### Lease

148 years remaining

#### Maintenance

Shared with first floor maisonette as and when.

#### Ground Rent

No ground rent payable.

#### Council Tax

Borough of Croydon band C

