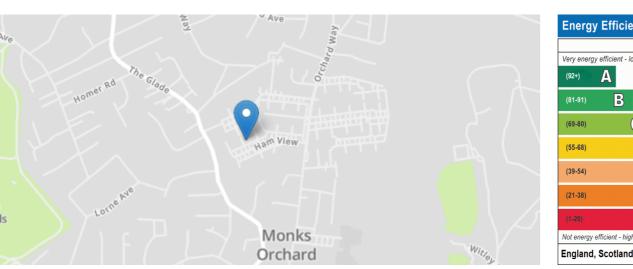
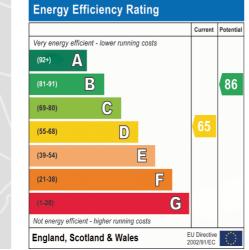
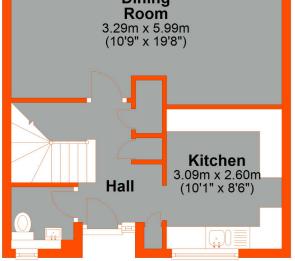


Shirley Office
285-287 Wickham Road, Croydon, CR0 8TJ
020 8777 2121
shirley@proctors.london





Ground Floor Approx. 39.8 sq. metres (428.5 sq. feet) Living / Dining Room 3.29m x 5.99m (10'9" x 19'8")



First Floor Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 83.3 sq. metres (896.5 sq. feet) This plan is for general layout guidance and may not be to scale. Plan produced using PlanUp.

Disdaimer: 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







Viewing by appointment with our Shirley Office - 020 8777 2121

# 122 Friary Court, Ham View, Shirley, Croydon, Surrey CR0 7XB £425,000 Share of Freehold

CHAIN FREE		
Spacious Accommodation		
Gas Central Heating by Radiator	۲	
Garage		

www.proctors.london

George Proctor & Partners trading as Proctors

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3 Bedrooms

Tastefully Decorated

UPVC Double Glazing

Modern Bathroom and Cloakroom



## 122 Friary Court, Ham View, Shirley, Croydon, Surrey CR0 7XB

CHAIN FREE We have been given the opportunity to offer for sale this well maintained non-courtyard Lawdon 3 bedroom family home with garage en bloc, gas central heating by radiators, double glazing, cloakroom, fitted kitchen, modern bathroom and residents' parking. The property has a neat garden with patio across the rear and gate for rear access.

#### Location

Ham View can be found off Orchard Way within walking distance of Orchard Way Primary School, Orchard Park High Secondary School and within close proximity to Langley Primary and Secondary Schools, Marian Vian Primary and Eden Park High School. The 367 bus route and local convenience store are a very short walk away. A further selection of shops and bus routes can be found nearby at Upper Elmers End Road, Elmers End train and tram station is also nearby with services to East Croydon, Wimbledon, London Bridge, Charing Cross and Cannon Street. Access to The Glade via residents communal gate.









## **GROUND FLOOR**

#### Recessed Entrance Porch

With exterior Lighting.

#### Entrance Hall

UPVC double glazed entrance door with leaded stained glass windows, 2 fitted cupboards, radiator, Amtico flooring. Fully carpeted stairs to first floor.

#### Cloakroom

UPVC double glazed translucent window to front, matching white low level WC and wall mounted wash hand basin, splashback tiling, radiator, plank style vinyl flooring ..

#### Living Room

UPVC double glazed sliding doors opening onto garden, full length UPVC double glazed windows to rear, radiator, coved ceiling, Amtico flooring.

#### **Fitted Kitchen**

UPVC double glazed window to front, full selection of fitted white wall and base units incorporating drawers, ample work surfaces with a tiled splashback, one and half bowl ceramic sink unit with mixer tap, space for gas cooker, extractor fan over, plumbing and space for washing machine and dishwasher, recess for fridge freezer, coved ceiling, laminate flooring.

#### **FIRST FLOOR**

Landing Fitted carpet.



#### Bedroom 1

UPVC double glazed window to front, fitted

### Bedroom 2

UPVC double glazed window to rear, fitted wardrobe, large loft cupboard, coved ceiling, radiator, fitted carpet.

## Bedroom 3

UPVC double glazed window to front, fitted wardrobe housing central heating boiler, coved ceiling, radiator, fitted carpet.

#### Bathroom

UPVC double glazed window to front, matching white bathroom suite comprising panelled bath with shower over and fitted shower screen, wash hand basin set to vanity unit, low level WC, large fitted mirror to one wall, fully tiled, mirror fronted bathroom cabinet, heated towel rail, plank style vinyl flooring.

#### **EXTERIOR**

#### **Rear Garden**

rear

#### Garage

En bloc.



wardrobe, coved ceiling, radiator, fitted carpet.

Approximately 20' x 20' (6.10m x 6.10m). Patio area across the rear plus a second patio area to the corner of the garden, laid to lawn, gate to



## **ADDITIONAL INFORMATION**

Lease, Maintenance and Ground Rent Lease - 999 years from September 1967 - 942 years remaining - SHARE OF FREEHOLD

Maintenance - £45.00 per month

Ground Rent - £1

Council Tax Croydon Borough band D