

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 wardrobe, coved ceiling, radiator, fitted carpet.

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

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 rear

Garage

En bloc.

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