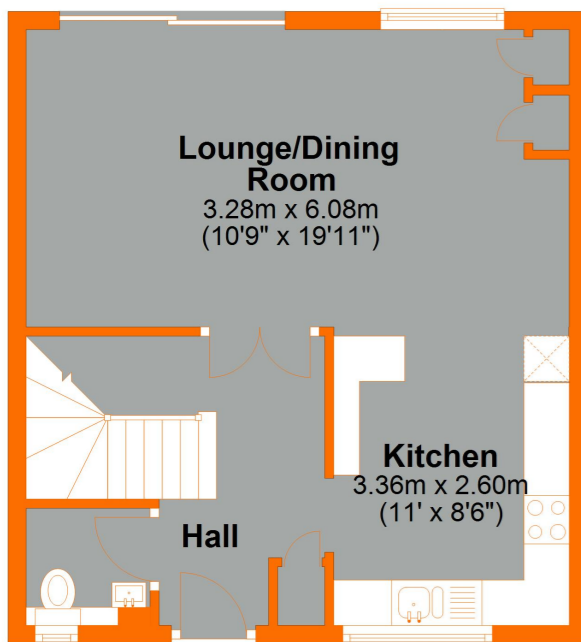


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



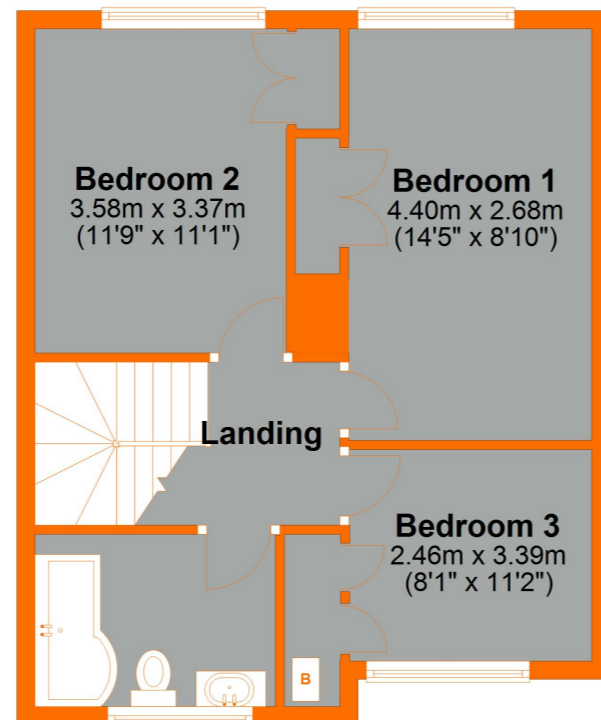
### Ground Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



### First Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 84.1 sq. metres (904.8 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

16 Lyall Court, Regency Walk, Croydon, Surrey CR0 7UY

**£425,000 Share of Freehold**

- Open Plan Living
- Tastefully Refurbished
- Ground Floor Cloakroom
- Gas Central Heating by Radiators
- 3 Bedrooms
- Integrated Kitchen
- Modern Bathroom
- Landscaped 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 their charges 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)



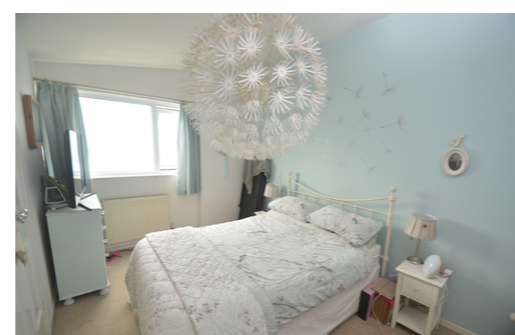


## 16 Lyall Court, Regency Walk, Croydon, Surrey CR0 7UY

Tastefully refurbished and modernised throughout by its present owner, this 3 bedroom Lawdon family home offers contemporary open plan living and a secluded south facing landscaped garden. Features of the property include gas central heating by radiators, enclosed replacement staircase, integrated kitchen with breakfast bar, contemporary modern bathroom, cloakroom and residents courtyard parking. Potential to create garden room/extension to lounge between neighbouring walls (subject to any necessary permissions).

### Location

Situated at the rear of Lyall Close with a wide selection of amenities to be found nearby, some of which include the always popular Orchard Way Primary School, Orchard Park High Secondary School, convenience store, 367 bus route which runs through The Glade. Elmers End and Eden Park Stations with services to London Bridge, Charing Cross and Cannon Street are nearby. Beckenham High Street is just a short drive away with its ever popular selection of shops, restaurants and cafes.



### GROUND FLOOR

#### Entrance Hall

UPVC entrance door, large fitted cupboard, meter cupboard, laminate flooring enclosed replacement staircase, multipaned double doors leading to living room.

#### Cloakroom

UPVC double glazed translucent window to front, low level WC, wash hand basin with vanity unit below radiator, laminate flooring.

#### Living Room

UPVC double glazed sliding doors to garden, UPVC double glazed full length window to rear, feature electric fireplace, vertical radiators, laminate flooring.

#### Integrated Kitchen

UPVC double glazed window to front looking across courtyard, comprehensive selection of fitted wall and base units incorporating pan drawers, ample worksurfaces with tiled splashback, one and a half bowl sink unit, integrated washing machine, dishwasher and fridge freezer, electric hob with extractor hood over, electric eye level double oven, breakfast bar, vertical radiator, inset lighting, laminate flooring.

### FIRST FLOOR

#### Landing

Fitted carpet

#### Bedroom 1

UPVC double glazed window to rear, fitted wardrobe, radiator, fitted carpet

#### Bedroom 2

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

#### Bedroom 3

UPVC double glazed window to front, fitted wardrobe housing combi central heating boiler, radiator.

#### Bathroom

UPVC double glazed translucent window to rear, matching white bathroom suite comprising P shaped bath with shower and hand held shower attachments, ceramic countertop round basin, low level WC, half tiled walls extending to fully tiled around bath and shower areas, heated towel rail, tiled flooring.

### EXTERIOR

#### Rear Garden

Approximately 30'. A particular feature of the property - sunny south facing and very secluded, decked across the rear and to side, patio area, sleeper retained raised flower beds with a selection of mature shrubs, water feature, exterior lighting, rear access.

#### Courtyard

Set at the rear of a small courtyard of similar style properties with a selection of mature shrubs to the centre.

#### Parking

Residents courtyard parking

### ADDITIONAL INFORMATION

#### Lease

999 years from 1969

#### Maintenance and Ground Rent

Maintenance £360 per annum  
Peppercorn ground rent.

#### Council Tax

Croydon Council band D