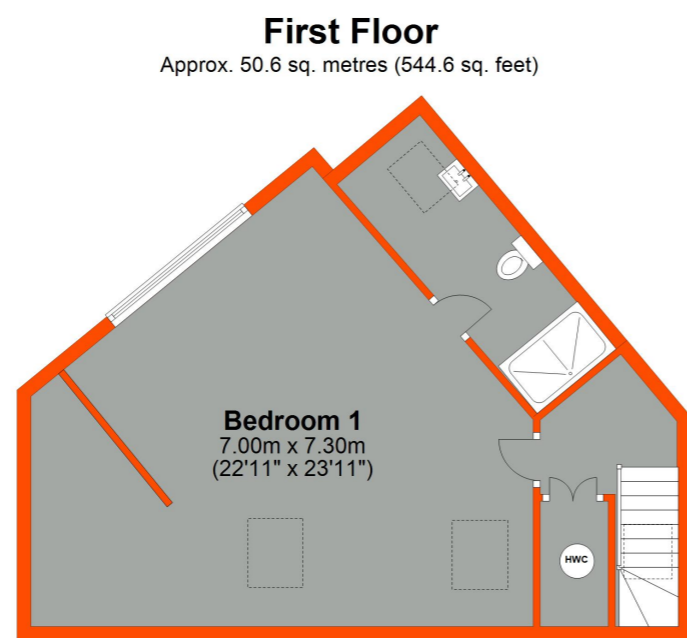
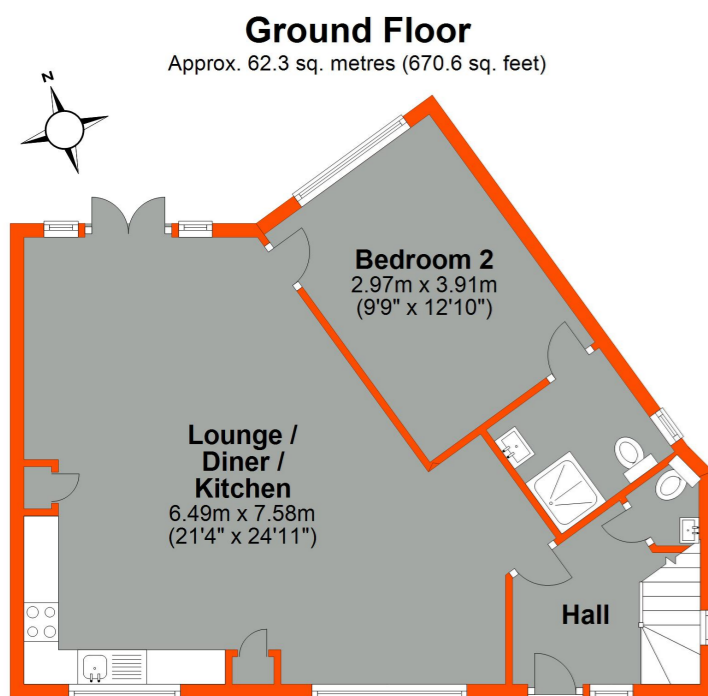


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 112.9 sq. metres (1215.1 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

9a West Way Gardens, Shirley, Croydon, Surrey CR0 8RA

£625,000 Freehold

- New Build
- Superb Living Room
- Spacious Accommodation Throughout
- South Facing Garden
- Contemporary Home
- Integrated Grey Fitted Kitchen
- Two Double Bedrooms with En Suites
- Driveway Parking

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 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



9a West Way Gardens, Shirley, Croydon, Surrey CR0 8RA

CHAIN FREE A rare opportunity to acquire a contemporary detached chalet style new build home. Benefits to note include 2 double bedrooms (both with en suites), extremely spacious living accommodation with an integrated grey kitchen, cloakroom, driveway parking and south facing garden. Further benefits of the property to note include an air source central heating system, car charging point.

Location

Situated a short distance from Wickham Road with its wide variety of local amenities, bus routes, various schools including St. John's Primary, Shirley High, Coloma and Trinity Secondary Schools. West Wickham is a short drive away with its wide variety of shops, restaurants and cafes. East Croydon Station is also a short drive with a fast and frequent service to London and beyond.



GROUND FLOOR

Entrance Hall

Composite entrance door with inset window and full length triple glazed window to side, understairs storage cupboard, inset lighting, Karndean wood effect flooring.

Cloakroom

Low level WC, wash hand basin set to vanity unit, fitted mirror above, inset lighting, Karndean wood effect flooring.

Open Plan Living Room

UPVC triple glazed windows to front, UPVC triple glazed doors with UPVC triple glazed windows to either side leading to garden, radiators, inset lighting, Karndean wood effect flooring.

Integrated Kitchen

Comprehensive selection of grey wall and base units incorporating drawers and pan drawer, stainless steel sink unit with mixer tap, ample quartz work surfaces with matching trim, splashback, counter lighting, electric hob and oven with stainless steel electric extractor hood over, integrated washing machine, dishwasher, fridge and freezer, inset lighting, Karndean wood effect flooring.

Bedroom 2

UPVC triple glazed casement window to rear, radiator, inset lighting, Karndean wood effect flooring.

En Suite Shower Room

Triple glazed translucent window to side, tiled corner unit shower cubicle, wash hand basin set to vanity unit, fitted mirror above, low level WC, heated towel rail, inset lighting, Karndean wood effect flooring.

FIRST FLOOR

Landing

Velux triple glazed window with rain sensor to front, fitted cupboard housing hot water cylinders, fitted carpet.

Bedroom 1

Twin Velux triple glazed windows with rain sensor to front, triple glazed casement window to rear, radiators, inset lighting, fitted carpet.

En Suite Shower Room

Triple glazed Velux window to rear with rain sensor, tiled walk-in shower cubicle with fitted glass screen, shower with second hand-held shower attachment, wash hand basin set to vanity unit with fitted mirror above incorporating lighting and non-steam feature, low level WC, heated towel rail, Karndean wood effect flooring.

EXTERIOR

Gardens to Front and Rear

The latter has a patio area across the rear leading round to the side, gate to side, double socket and tap, ready for landscaping. The front garden has an artificial grass lawned area, ramp and stairs leading to entrance door, double socket and tap.

Parking

Block paved driveway plus car charging point.

ADDITIONAL INFORMATION

Council Tax

Croydon council band E

