

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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	



Viewing by appointment with our Shirley Office - 020 8777 2121

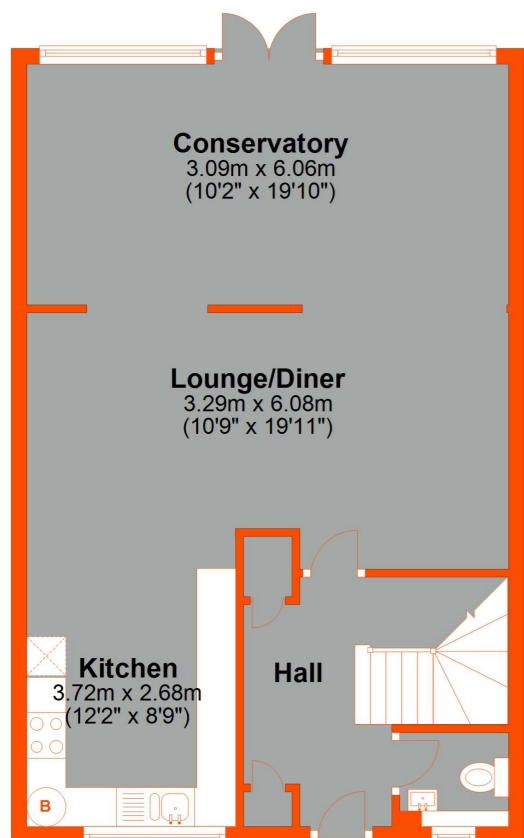
136, Latimer Court, Kempton Walk, Shirley, Croydon, Surrey CR0 7XJ

**£420,000 Freehold**

- Extended Open Plan Living
- Air Conditioning to Living Room
- Ground Floor Cloakroom
- Modern Bathroom
- 3 Bedrooms
- Residents Parking
- Gas Central Heating by Radiators
- West Facing Garden

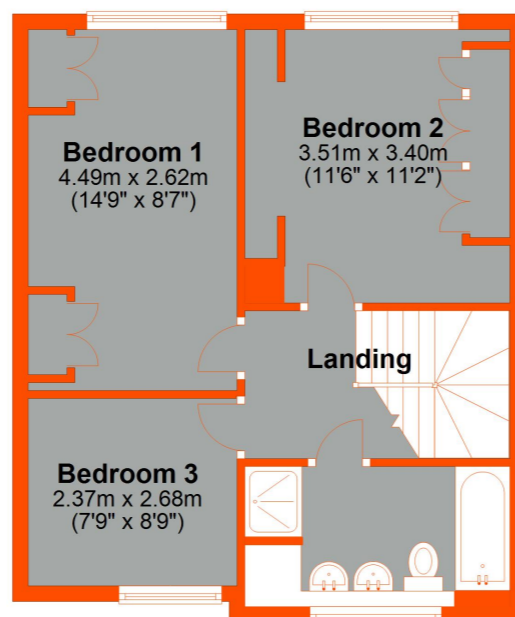
### Ground Floor

Approx. 60.0 sq. metres (646.2 sq. feet)



### First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 105.7 sq. metres (1138.1 sq. feet)

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

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.  
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## 136, Latimer Court, Kempton Walk, Shirley, Croydon, Surrey CR0 7XJ

Tasteful large extension to the rear, creating a very spacious family home with open plan living accommodation and with the advantage of air conditioning, fitted kitchen, cloakroom, modern bathroom and to the rear is a low maintenance, sunny, west facing garden. Features of the property include gas central heating via radiators and residents courtyard parking.

### Location

Situated at the end of Kempton Walk 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 (gated access direct to The Glade from Latimer Court). Elmers End and Eden Park Stations with services to London Bridge, Charing Cross and Cannon Street are also nearby. Beckenham High Street is just a short drive away with its selection of shops, restaurants and cafes.



### GROUND FLOOR

#### Entrance Hall

UPVC entrance door with translucent inset windows, fitted cloaks cupboard, large fitted mirror to 1 wall.

#### Cloakroom

UPVC double glazed translucent window to front, white low level WC, wall mounted wash hand basin with splashback tiling, tiled flooring..

#### Living Room

UPVC double glazed doors to garden with full length UPVC double glazed windows to either side, air conditioning unit, sun awning, radiator, wall lights, fitted carpet.

#### Fitted Kitchen

UPVC double glazed window to front, comprehensive selection of fitted wall and base units incorporating display cabinets, drawers and ample work surfaces with a tiled splashback, counter lighting, ceramic inset sink unit with mixer tap, gas hob with stainless steel extractor over, eye level double oven, plumbing and space for washing machine and dishwasher, space for tumble dryer, vinyl flooring.

### FIRST FLOOR

#### Landing

Fitted carpet.

#### Bedroom 1

UPVC double glazed window to rear, fitted wardrobes to either side of bed with locker cupboards over, radiator, fitted carpet.

#### Bedroom 2

UPVC double glazed windows to rear, selection of fitted wardrobes to one wall, large loft cupboard, radiator, fitted carpet.

#### Bedroom 3

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

#### Bathroom

UPVC double glazed translucent window to front, matching white bathroom suite comprising panelled bath with hand held shower attachment, twin wash hand basins set to vanity unit, shaver socket, fitted mirror, glass fronted enclosed tiled shower cubicle, low level WC, large fitted mirror to one wall, heated towel rail, spot lights, ceramic tiled flooring.

### EXTERIOR

#### Rear Garden

A sunny secluded west facing garden, flagstone paving, summer house to rear with light and power, exterior lighting.

#### Residents Courtyard Parking

### ADDITIONAL INFORMATION

#### Lease

999 years from 1969

#### Maintenance and Ground Rent

Maintenance - £300.00 per annum

Peppercorn ground rent.

#### Council Tax

Croydon Council band D

