

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Shirley Office - 020 8777 2121

55 Fairmile Court, Regency Walk, Shirley, Croydon, Surrey CR0 7US

£450,000 Share of Freehold

- Four Bedrooms

UPVC Double Glazing

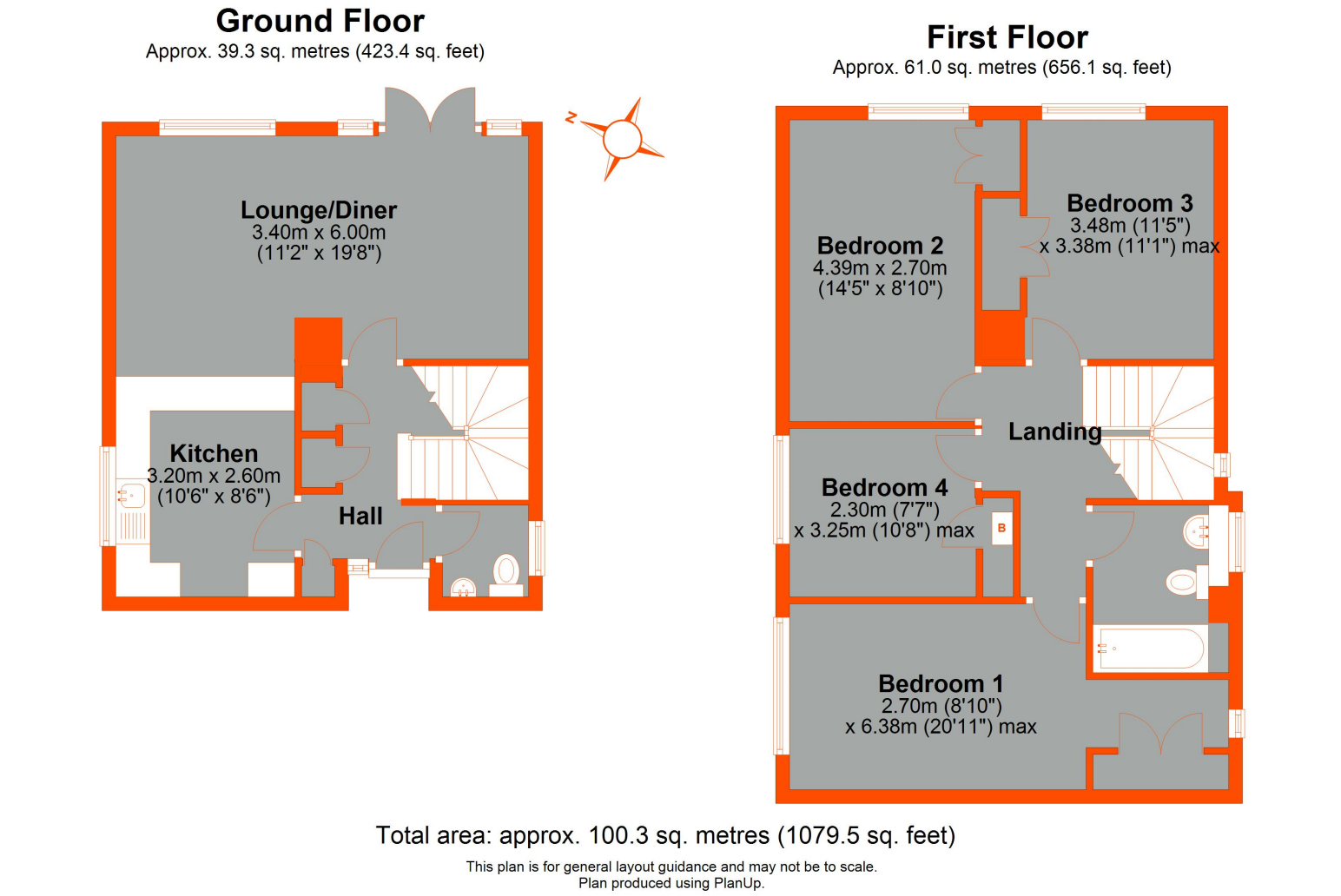
Garage

Plumbed Ready for En Suite
- Tastefully Refurbished

Cloakroom

Modern Bathroom

Gas Central Heating by Radiators



55 Fairmile Court, Regency Walk, Shirley, Croydon, Surrey CR0 7US

Seldom available, we have been given the opportunity to offer for sale this tastefully refurbished Lawdon 4 bedroom family home with cloakroom, modern fitted kitchen and bathroom, gas central heating by radiators, UPVC double glazing and single garage, residents parking. To the rear is a neat garden with patio and we are also advised by the present owners that when the bathroom was replaced, plumbing was run through to bedroom one to be able to create an en-suite shower room if required.

Location

Regency Walk 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. 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.



GROUND FLOOR

Recessed Entrance Porch

Entrance Hall

UPVC double glazed entrance door with full length UPVC double glazed window to side, fitted cupboards, plank style vinyl flooring.

Cloakroom

UPVC double glazed translucent window to side, matching white WC and wall mounted wash hand basin, radiator, fitted mirror, tiled walls and floor.

Living Room

UPVC double glazed doors to garden with full length UPVC double glazed windows to either side, full length UPVC double glazed picture window, serving area to kitchen, radiator, plank style vinyl flooring.

Fitted Kitchen

UPVC double glazed window to side, comprehensive selection of fitted wall and base units incorporating stainless steel sink unit, integrated dishwasher, drawers, ample work surfaces with a glass tiled splashback and counter lighting, stainless steel range style stove with stainless steel extractor hood over, plumbing and space for washing machine, serving area to living room, spotlights, plank style vinyl flooring.

FIRST FLOOR

Landing

Double glazed translucent window to side.

Bedroom 1

Dual aspect UPVC double glazed windows, radiator, fitted wardrobe, fitted carpet. We are also advised by the present owners that when the bathroom was replaced, plumbing was run through to bedroom one to crease an en-suite shower room, if required.

Bedroom 2

UPVC double glazed window to side, fitted wardrobe, radiator, fitted carpet.

Bedroom 3

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

Bedroom 4

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

Bathroom

UPVC double glazed translucent window to side, matching white bathroom suite comprising panelled bath with shower over and fitted screen, pedestal wash hand basin, low level WC, radiator, fitted mirror, fully tiled walls and floor, extractor fan.

EXTERIOR

Rear Garden

Patio area across the rear plus second patio area to the corner of the garden, laid to lawn with flower beds to either side, gate to rear.

En Bloc Garage

ADDITIONAL INFORMATION

Lease, Maintenance and Ground Rent

Lease - 999 years from 1969

Maintenance - £722.29 annually (includes £108.00 reserve fund)

Ground Rent - peppercorn £1.00 per annum

Council Tax

Croydon Borough band D