

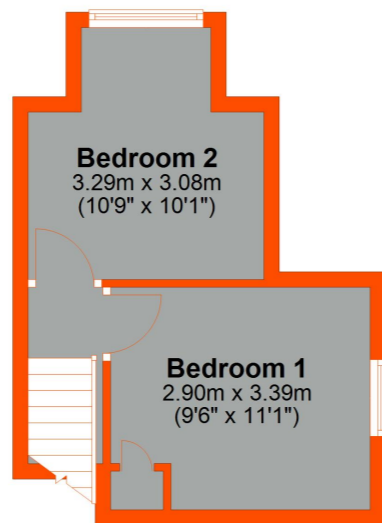
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		56	71
		EU Directive 2002/91/EC	



First Floor
 Approx. 40.3 sq. metres (434.1 sq. feet)



Second Floor
 Approx. 21.2 sq. metres (228.3 sq. feet)



Total area: approx. 61.5 sq. metres (662.4 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

129a Wickham Road, Shirley, Croydon, Surrey CR0 8TE

£290,000 Leasehold

- 1st Floor Maisonette over 2 floors
- 2 Bedrooms
- Kitchen/Diner
- Popular Location
- Recently Refurbished
- Private Garden
- Modern Bathroom
- 153 Year lease

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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129a Wickham Road, Shirley, Croydon, Surrey CR0 8TE

Tastefully refurbished 2 bedroom 1st floor maisonette over 2 floors, with the advantage of its own private garden with a sunny west facing aspect. 153 years left on lease, with further benefits of the property to note include UPVC double glazing, fitted kitchen/diner, modern bathroom, central heating (new boiler 2023) and neutral decoration throughout.

Location

Ideally placed with a variety of amenities nearby, some of which include local shops and bus routes along Wickham Road, Spring Park recreation ground, St. Johns Primary School plus East Croydon station is a short ride away.



GROUND FLOOR

Entrance Area

Composite entrance door, stairs to first floor

Fitted Kitchen Diner

UPVC double glazed window to rear, comprehensive selection of black high gloss fitted wall and base units incorporating drawers, ample work surface with tiled briquette splashback, single stainless steel sink unit, plumbed for washing machine, recess for fridge freezer, electric hob with extractor hood over, stainless steel electric oven, understairs storage area, cupboard housing combination central heating boiler, vertical radiator, stairs to first floor, ceramic tiled flooring,

Living Room

UPVC double glazed window to front, vertical radiator, inset lighting, hardwood flooring.

Bathroom

UPVC double glazed translucent window to side, matching white bathroom suite, tiled panelled bath with hand held shower attachment over and fitted shower screen, pedestal wash hand basin with fitted circular mirror above, low level WC, radiator, tiled flooring.

FIRST FLOOR

Landing

Inset lighting, fitted carpet.

Bedroom 1

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



Bedroom 2

UPVC double glazed window to side, access to large fitted eaves storage cupboard, inset lighting, radiator, fitted carpet.

EXTERIOR

Private Garden

Gate to garden (approximately 25') decked area to rear, selection of mature conifers, laid to shingle, with a lovely open aspect.

Potential Use of Garage

The present owners rent a garage next to their garden from a private company - this may be available to rent to the new owners

Council Tax

London Borough of Croydon Band C

Lease

153 Years

Maintenance

Maintenance carried out as and when - no regular charges.

