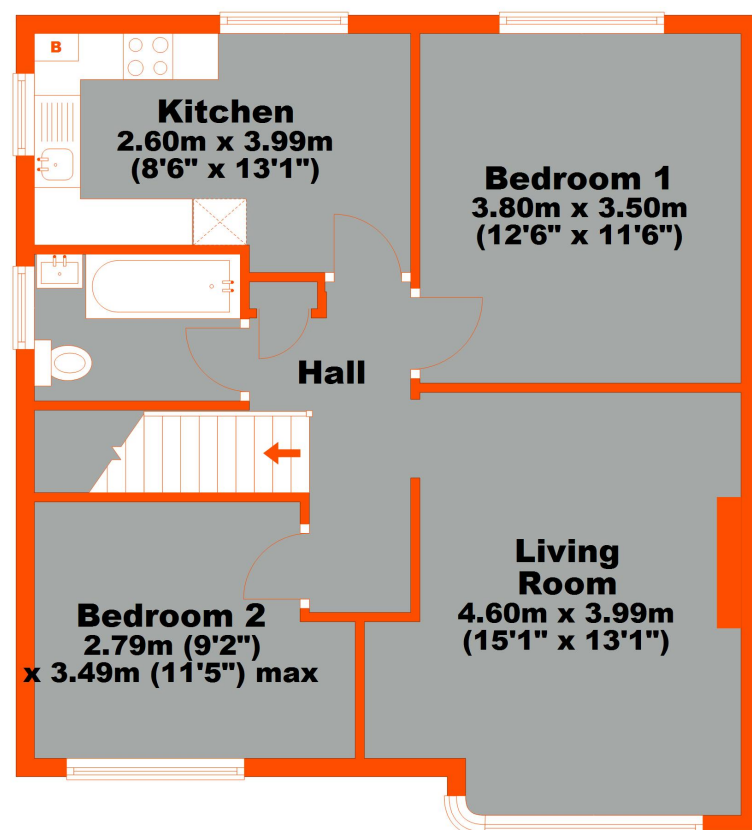


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor
 Approx. 62.6 sq. metres (673.6 sq. feet)



Total area: approx. 62.6 sq. metres (673.6 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

94 Cheston Avenue, Shirley, Croydon, Surrey CR0 8DB

£355,000 Leasehold

- Purpose Built Maisonette
- Fitted Kitchen/Diner
- Modern Bathroom
- Approximately 160 year Lease
- 2 Double Bedrooms
- Spacious Lounge
- Own South Facing Garden
- Popular Location

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 rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



94 Cheston Avenue, Shirley, Croydon, Surrey CR0 8DB

A popular 2 bedroom 1st floor maisonette with its own private garden, benefitting from a spacious living room, 2 double bedrooms, modern fitted kitchen/diner and bathroom. The front of the property overlooks Parkfields recreation ground, whilst to the rear there is your own sunny south facing garden which is mainly laid to lawn. The vendor has advised that the lease is in the process of being extended to 160 years.

Location

Cheston Avenue is a quiet no-through road off Wickham Road with a variety of amenities close by. These include Parkfield Recreation Ground, local shops and bus routes along Wickham Road, Orchard Way Primary and Orchard Park High Secondary schools plus East Croydon station is also nearby with services to London Bridge and Victoria. West Wickham High Street is also close by with its selection of popular restaurants, cafes and shops.



GROUND FLOOR

Composite Entrance Door

Stairs to:

FIRST FLOOR

Landing

Access to loft with loft ladder, fitted carpet.

Living Room

UPVC double glazed half bay window to front, picture rail, ornate fireplace with mantel over, radiator, fitted carpet.

Fitted Kitchen/Diner

UPVC double glazed dual aspect windows, comprehensive selection of fitted white high gloss wall and base units incorporating sink to granite work surfaces, pan drawers, briquette tiled splashback, stainless steel gas hob with extractor over, stainless steel oven and stainless steel microwave, plumbing and space for washing machine and dishwasher, wall mounted combi central heating boiler, radiator, grey plank effect vinyl flooring.

Bedroom 1

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

Bedroom 2

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

Bathroom

UPVC double glazed translucent window to side, matching white bathroom suite comprising panelled bath with shower over, fitted shower screen, wash hand basin set to vanity unit with mirror fronted bathroom cabinet over, low level WC, heated towel rail, inset lighting, grey plank effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 30' x 30', a laid to lawn sunny south facing garden with established shrubs surrounding.

ADDITIONAL INFORMATION

Lease

Approximately 160 years (To be confirmation)

Maintenance

Shared with the ground floor maisonette as and when.

Council Tax

Borough of Croydon band C

