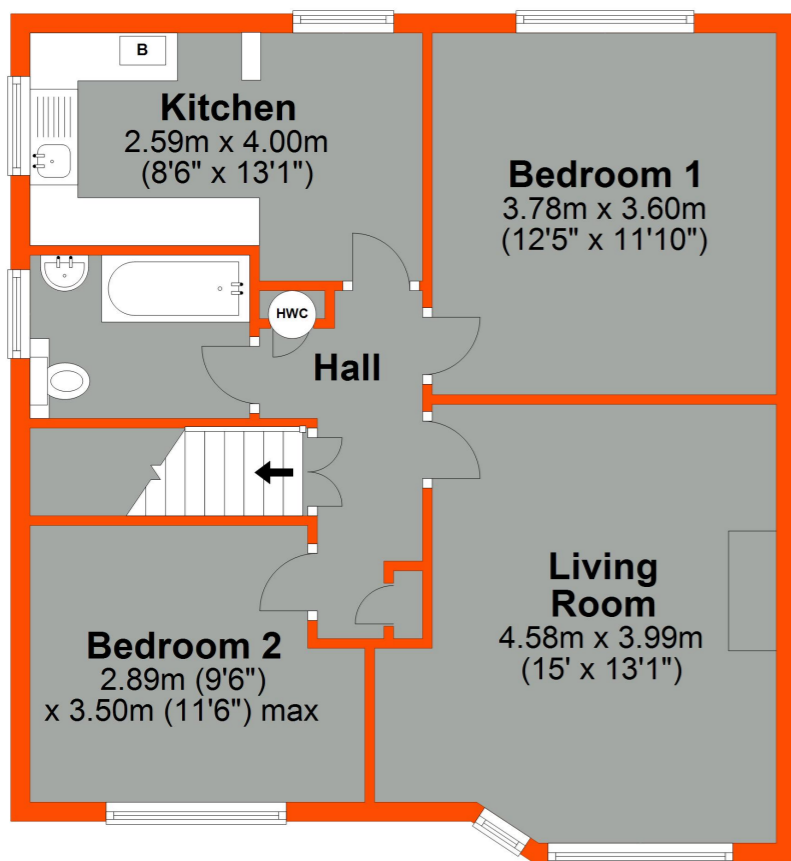


### First Floor

Approx. 63.8 sq. metres (687.2 sq. feet)



Total area: approx. 63.8 sq. metres (687.2 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

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

**£340,000 Leasehold**

- First Floor Maisonette
- Kitchen Diner
- Large South Facing Garden
- Double Glazed
- Spacious Lounge
- Two Double Bedrooms
- Garage En Bloc
- New Extended Lease (160 yrs +)

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 MAP Limited 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 Rent4sure Limited 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



## 62 Cheston Avenue, Shirley, Croydon, Surrey CR0 8DB

An impressive 1st floor, purpose built maisonette with 2 double bedrooms, newly extended lease (160 years +) with a sunny south facing rear garden and garage en bloc. Well maintained throughout with a spacious living room looking across Parkfields Recreation Ground, fitted kitchen/diner with picture window to rear, neutral decoration with bright and spacious living accommodation.

### Location

A wide selection of amenities can be found locally, these include local shops and bus routes on Wickham Road, Orchard Way Primary and Orchard Park High Secondary Schools, a recreation ground and East Croydon Station is also a short ride away.



### GROUND FLOOR

#### Entrance

Part glazed front door, stairs to first floor

### FIRST FLOOR

#### Hallway

Multipaned double doors, access to loft, two fitted cupboards, fitted carpet

#### Living Room

UPVC double glazed half bay window to front, feature living flame gas fire with granite surround and hearth with wooden mantel over, picture rail, panelled radiator, fitted carpet.

#### Fitted Kitchen/Diner

Dual aspect UPVC double glazed windows, comprehensive selection of fitted wall and base units incorporating drawers and ample work surfaces with tiled splashback, counter lighting, stainless steel sink unit, gas cooker point, extractor hood, plumbed for washing machine, radiator, inset lighting, laminate flooring.

#### Bedroom One

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

#### Bedroom Two

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

#### Bathroom

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

### EXTERIOR

#### Front and Rear Gardens

The latter being a particular feature of the property, a large mainly laid to level lawn with established shrubs surrounding enjoying a sunny south facing aspect.

#### En Bloc Garage

On separate lease - details to be confirmed.

### CROYDON COUNCIL TAX BAND C

### LEASE, MAINTENANCE AND GROUND RENT

#### Lease

Newly extended to 160 years +.

#### Maintenance

Shared with ground floor flat as and when required

#### Ground Rent

Peppercorn

