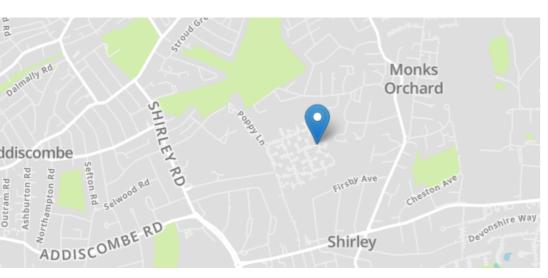
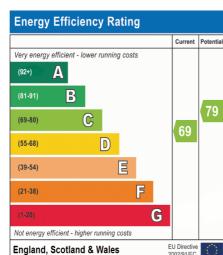
Shirley Office

- 285-287 Wickham Road, Croydon, CRO 8TJ
- 020 8777 2121
- shirley@proctors.london



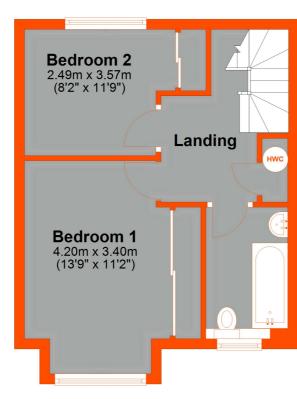




Approx. 31.4 sq. metres (338.4 sq. feet) Living Room 3.99m x 5.00m (13'1" x 16'5") Kitchen 2.00m x 3.19m (6'7" x 10'6") Hall

First Floor

Approx. 32.9 sq. metres (354.6 sq. feet)



Total area: approx. 64.4 sq. metres (693.0 sq. feet)

This plan is for general layout guidance and may not be to scale.

Plan produced using PlanUp.

Disdaimer: 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



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Viewing by appointment with our Shirley Office - 020 8777 2121

10 Eyebright Close, Shirley, Croydon, Surrey CR0 8XR

£400,000 Freehold

- CHAIN FREE
- Shirley Oaks Village
- Impressive Communal Grounds
- UPVC Double Glazing and Central Heating
- 2 Bedrooms
- Lounge/Diner
- Cloakroom
- Garage En Bloc

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10 Eyebright Close, Shirley, Croydon, Surrey CRO 8XR

CHAIN FREE An ideal first time buy. Shirley Oaks Village is popular location within Shirley built in the late 1980s. This 2 bedroom end of terrace house offers spacious accommodation throughout, easy to maintain garden, garage en bloc and superb lawned communal grounds. Requiring some refurbishment and modernisation works, this has been taken into consideration within this realistic asking price.

Situated within Shirley Oaks Village with a wide variety of amenities surrounding. Some of these include local shops and bus routes on both Wickham Road and Shirley Road, plus the 367 bus route which runs through Shirley Oaks Village. A selection of State and Private primary and secondary schools are nearby. East Croydon Station is a short drive away with services to London Bridge, Victoria and the South coast.









GROUND FLOOR

Canopied Entrance Porch

Storage cupboard.

Entrance Hall

Entrance door with 2 inset translucent windows, dado rail, tiled flooring.

Cloakroom

Low level WC, wall mounted wash hand basin, radiator, plank style vinyl flooring.

Lounge/Diner

Double glazed sliding doors to garden, UPVC double glazed window to rear, spiral staircase, coved ceiling, radiators, fitted carpet.

Fitted Kitchen

UPVC double glazed window to front, full selection of fitted wall and base units incorporating drawers, ample work surfaces with a tiled splashback, one and a half bowl stainless steel sink unit, gas hob with extractor over, electric oven, plumbing for washing machine, space for a tumble dryer and a fridge freezer, wall mounted central heating boiler, radiator, tiled flooring.

FIRST FLOOR

Landing

Access to loft, linen cupboard housing hot water cylinder, fitted shelving.

Bedroom 1

UPVC double glazed window to front, mirror fronted fitted wardrobes to one wall, picture rail, radiator, fitted carpet.



Bedroom 2

UPVC double glazed window to rear, mirror fronted fitted wardrobe, radiator, fitted carpet.

Bathroom

UPVC double glazed translucent window to front, matching bathroom suite comprising panelled bath with hand held shower over, pedestal hand basin with mirror fronted bathroom cabinet above, concealed low level WC, fully tiled, radiator, plank style vinyl flooring.

EXTERIOR

Rear Garden

Approximately 33', flagstone patio area across the rear with low retaining wall leading to a laid to lawn garden, side entrance.

Garage En Bloc

ADDITIONAL INFORMATION

Garden Rate

£76.18 Payable quarterly (£304.72 per annum)

London Borough of Croydon Band D

Utillities

MAINS - Electricity, Gas, Water and Sewerage.

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-

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