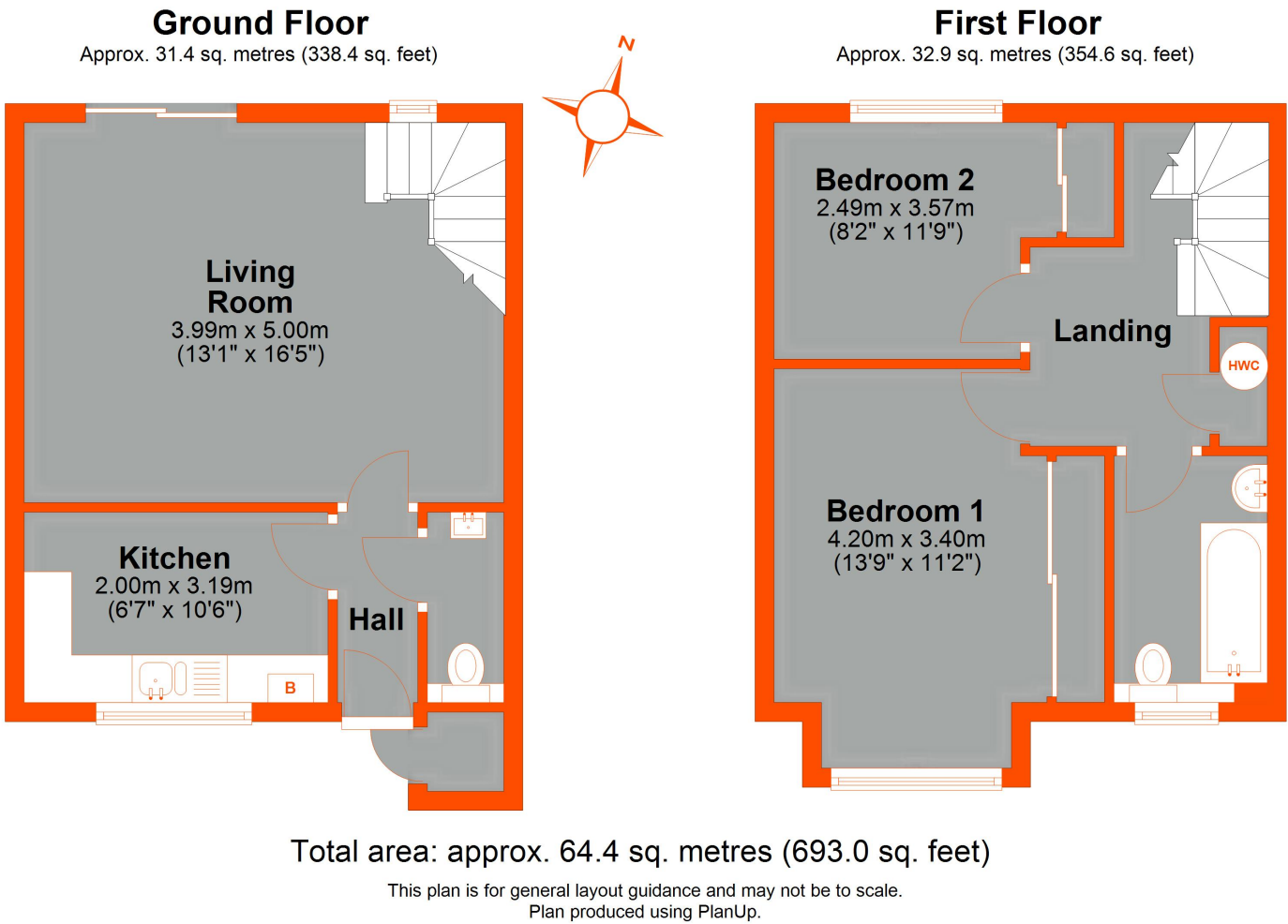




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	79
England, Scotland & Wales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



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



## 10 Eyebright Close, Shirley, Croydon, Surrey CR0 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.

### Location

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)

#### Council Tax

London Borough of Croydon Band D

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
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