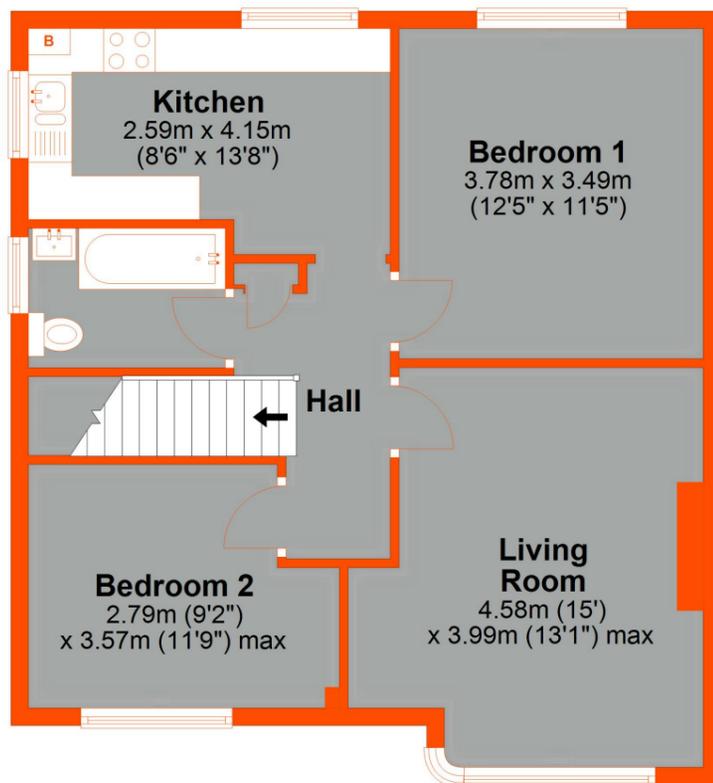


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### First Floor

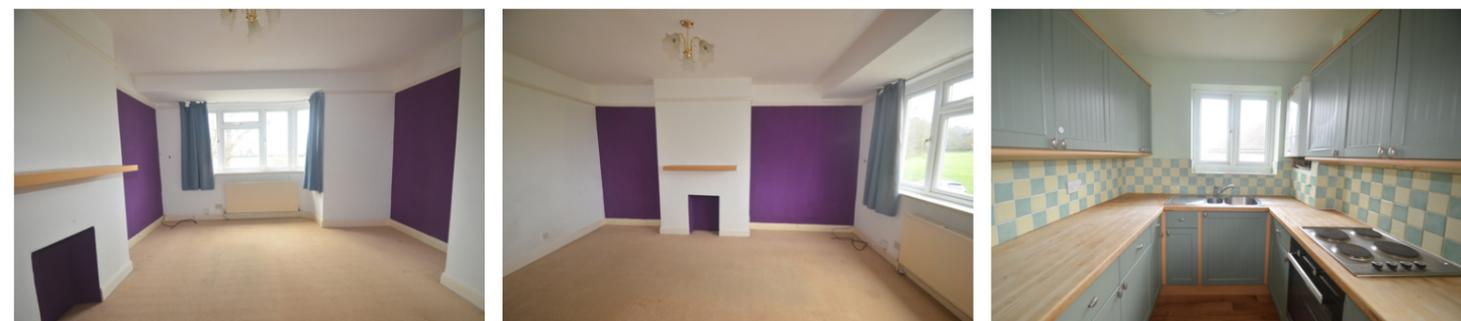
Approx. 62.4 sq. metres (671.3 sq. feet)



Total area: approx. 62.4 sq. metres (671.3 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.

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.  
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Viewing by appointment with our Shirley Office - 020 8777 2121

110 Cheston Avenue, Shirley, Croydon CR0 8DB

**£345,000 Leasehold**

- 🔴 CHAIN FREE
- 🔴 2 Double Bedrooms
- 🔴 Double Glazing & Central Heating
- 🔴 Private Garden
- 🔴 First Floor Maisonette
- 🔴 Large Lounge
- 🔴 Fitted Kitchen
- 🔴 DETACHED GARAGE AND DRIVE

## 110 Cheston Avenue, Shirley, Croydon CR0 8DB

CHAIN FREE A first floor 2 bedroom maisonette, the property is in need of some TLC which has been reflected in the asking price. Situated in a great location adjacent to Parkfields Recreation Ground. The property has 2 double bedrooms, large lounge, fitted kitchen, bathroom, double glazing and central heating, detached garage and drive, private garden.

### Location

Ideally placed close to bus routes and shops on Wickham Road. Orchard Way Primary School and Orchard Park High Secondary School are both close at hand. West Wickham High Street is nearby with its shops, restaurants, cafes and coffee shops. West Wickham and East Croydon Mainline Train Stations are a short drive or bus journey away.



### GROUND FLOOR

#### Personal Entrance

Stairs to:

### FIRST FLOOR

#### Landing

Loft access, built-in storage cupboard, doors to:

#### Lounge

Double glazed window to front with a view to Parkfields recreation Ground, radiator, picture rail, fitted carpet.

#### Kitchen

Double glazed windows to side and rear, single drainer sink unit set in a matching range of worktops, wall/base units and drawers, fitted electric hob, oven and washing machine, wall mounted gas central heating boiler, ceramic tiled splashback, vinyl flooring.

#### Bedroom 1

Double glazed window to rear, radiator, fitted carpet.

#### Bedroom 2

Double glazed window to front with a view to Parkfields Recreation Ground, radiator, laminate flooring.

#### Bathroom

Double glazed window to side, matching white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low flush WC, part ceramic tiled walls, laminate flooring.

### EXTERIOR

#### Private Garden

To the side of the property, crazy paved with flower beds.

#### Detached Garage

#### Driveway

For 1 vehicle.

### ADDITIONAL INFORMATION

#### Lease and Maintenance

Lease: 101 Years Remaining.

Maintenance: Own Costs

Ground Rent: 0

#### Council Tax

London Borough of Croydon Band C.

#### 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)

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

