



Viewing by appointment with our Shirley Office - 020 8777 2121

34 Berkeley Court, Ham View, Croydon, Surrey CR0 7XA

**£450,000 Share of Freehold**

- 4 Bedroom Lawdon House
- Modern Family Bathroom
- Low Maintenance Garden
- Key Access to Gated Green Space/Play Area
- En Suite Shower Room
- Air conditioning in Lounge
- Insulated Roof
- Garage En Bloc and Residents Parking

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## 34 Berkeley Court, Ham View, Croydon, Surrey CR0 7XA

Seldom available to the market, we have been given the opportunity to offer for sale this 4 bedroom spacious Lawdon family home within a very neat, well maintained courtyard setting. The property offers bright and airy accommodation throughout with the advantages of an insulated roof, an en-suite shower room to bedroom 1, two further double bedrooms, a fourth bedroom which is presently used as an en suite dressing room, lounge/diner leading onto a low maintenance paved garden with raised flower beds, single garage en bloc, resident permit for 1 car, plus one of only six courtyards with access to a secure gated green space/play area.

### Location

Situated on Ham View with a variety of amenities close by, some of which include local convenience store, Orchard Way Primary and Orchard Park High Secondary School, Parkfield Recreation Ground, 367 bus route which runs between Croydon and Bromley town centres. A wider selection of public transport and shopping facilities can be found along Wickham Road. Elmers End Station is also nearby with services to London Bridge, Charing Cross and Cannon Street.



### GROUND FLOOR

#### Covered Entrance Door

#### Entrance Hall

UPVC double glazed entrance door, fitted cupboard, vertical radiator, laminate flooring.

#### Cloakroom

UPVC double glazed translucent window to front, low level WC, wash hand basin set to vanity unit with storage below, radiator, half tiled walls extending to fully tiled area around splashback, laminate flooring.

#### Living Room

UPVC double glazed sliding doors, full length UPVC double glazed window to rear, feature electric fire with ornate surround and mantel, radiators, coved ceiling, air conditioning unit, laminate flooring.

#### Fitted Kitchen

UPVC double glazed window to side with fitted blind, comprehensive selection of fitted wall and base units incorporating ample wood block style work surfaces with briquette tiled splashback, inset stainless steel sink unit with mixer tap, stainless steel gas hob with extractor hood over and stainless steel electric oven, space for fridge freezer, plumbing and space for washing machine and dishwasher, concealed wall mounted central heating combi boiler, ceramic tiled flooring

### FIRST FLOOR

#### Landing

Window to side, fitted carpet.



#### Bedroom 1

UPVC double glazed window to side, radiator, fitted carpet.

#### En Suite Shower Room

UPVC double glazed translucent window to side, large walk-in shower, wash hand basin set to vanity unit with granite top, fitted mirror above, low level WC, half tiled walls extending to fully tiled around shower area, heated towel rail, ceramic tiled floor.

#### Bedroom 4/ Dressing Room

UPVC double glazed window to side, radiator, fitted carpet. Presently used as an en-suite dressing room to main bedroom, but easily converted back to a separate bedroom.

#### Bedroom 2

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

#### Bedroom 3

UPVC double glazed window to rear, fitted wardrobe, large storage cupboard over stairway, radiator, fitted carpet.

### EXTERIOR

#### Roof

Insulated 2014

#### Rear Garden

An attractive courtyard style garden, walled to two sides, flagstone patio area with surrounding flower beds, rear entrance gate..

#### Garage

Single garage en bloc



#### Communal Lawned Gardens

Including key access to private green space/play area - only available to 6 courtyards

#### Residents Parking

Parking bays for residents - permit for 1 car.

### ADDITIONAL INFORMATION

#### Lease

999 years from 1969

#### Maintenance and Ground Rent

Maintenance £450 per year, no ground rent.

#### Council Tax

Croydon Council band D

