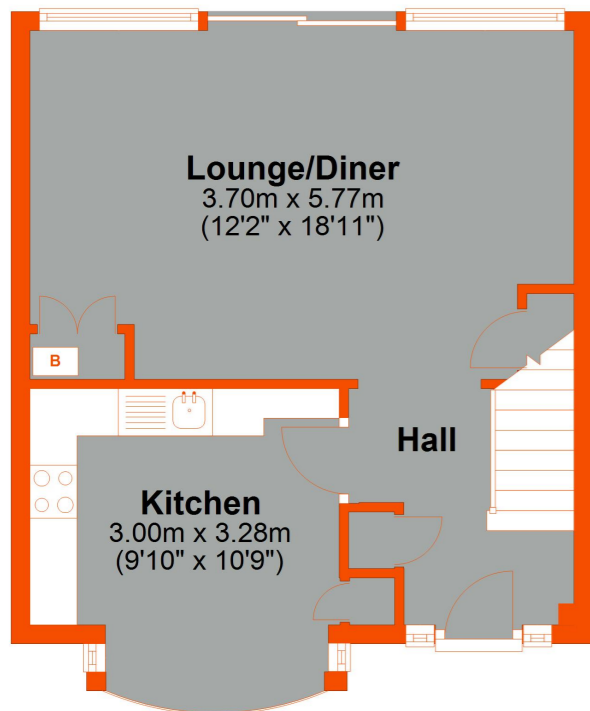


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



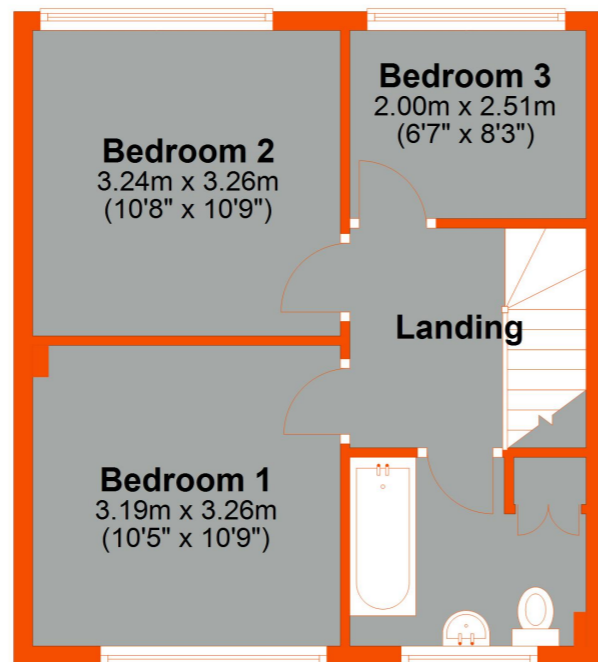
Ground Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



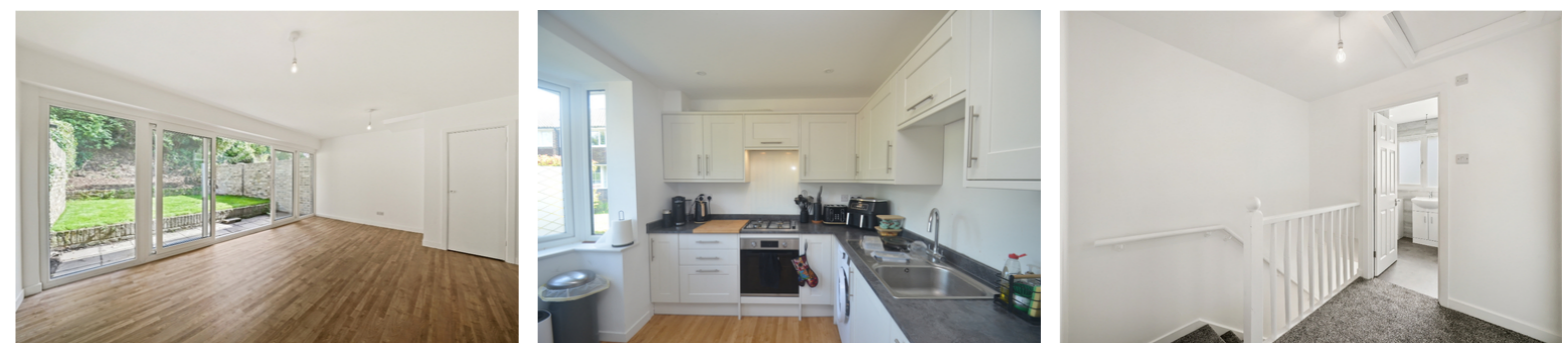
First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 76.1 sq. metres (819.4 sq. feet)

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



Viewing by appointment with our Shirley Office - 020 8777 2121

6, Sandrock Place, Shirley, Croydon, Surrey CR0 5HH

£460,000 Freehold

- CHAIN FREE
- Cul de Sac
- Fitted Kitchen
- Double Glazing & Central Heating
- 3 Bed End of Terrace House
- Large Lounge/Dining Room
- Modern Bathroom
- Garage en Bloc

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 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



6, Sandrock Place, Shirley, Croydon, Surrey CR0 5HH

CHAIN FREE 3 bedroom end of terrace house with garage en bloc, set in a small cul de sac of similar properties. The property has recently been refurbished to include fitted kitchen, modern bathroom and double glazing. 3 bedrooms and a bathroom on the 1st floor, kitchen and large lounge/dining room on the ground floor. Garden, garage en bloc, double glazing and central heating. A lovely first time family home.

Location

Situated in the Upper Shirley Road area, close to Shirley Hills woodland, bus routes, schools including Coloma, Trinity, Royal Russell and St. Johns. Coombe Lane tram stop is close by and East Croydon mainline train station with a fast and frequent service to Central London and beyond is a short bus journey away. Croydon, Addiscombe and West Wickham shopping centres with their shops, sports and leisure facilities are also a short journey.



GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, cloaks cupboard.

Kitchen

Double glazed bay windows to front, single drainer stainless steel sink unit set in an extensive matching range of worktops with cream wall/base units and drawers, fitted gas hob, oven and hood, freestanding washing machine and fridge freezer, laminate flooring.

Lounge/Dining Room

Double glazed full length windows and sliding patio doors to rear overlooking and opening onto the garden, understairs storage cupboard, radiator, built-in cupboard housing gas central heating boiler, laminate flooring.

FIRST FLOOR

Landing

Loft access, fitted carpet, doors to:

Bathroom

Modern white bathroom suite comprising panelled bath with mixer taps, shower unit with glass shower screen, low flush WC, wash hand basin set in a vanity unit, heated towel rail, ceramic tiled walls, double glazed window to front.

Bedroom 1

Double glazed window to front, radiator, fitted carpet.

Bedroom 2

Double glazed window to rear, radiator, fitted carpet.

Bedroom 3

Double glazed window to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Paved patio leading to lawn and a raised terrace and flower bed to rear

Garage en Bloc

Maintenance

£720 per annum

ADDITIONAL INFORMATION

Council Tax

Croydon Borough band D

