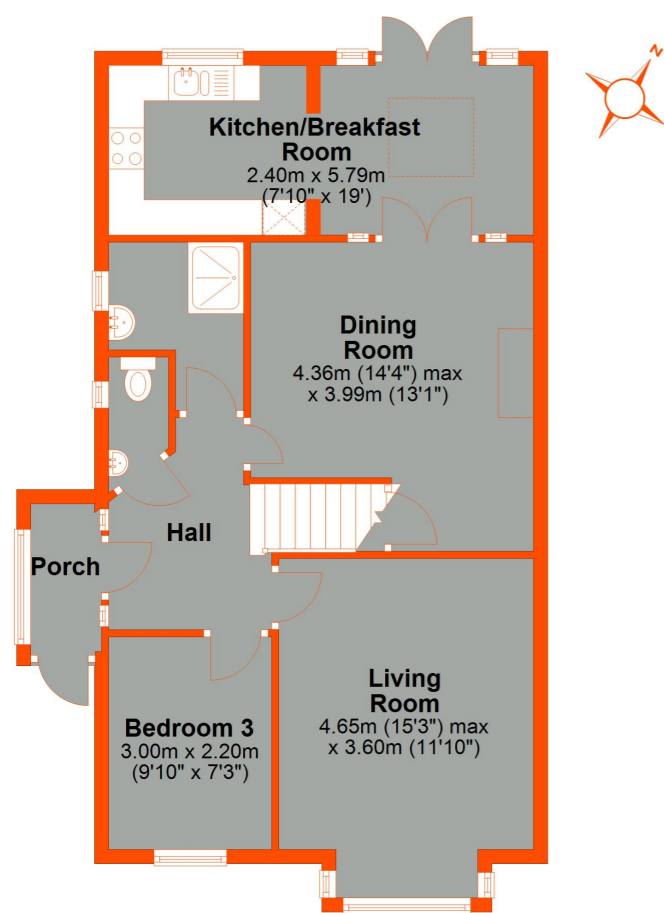


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

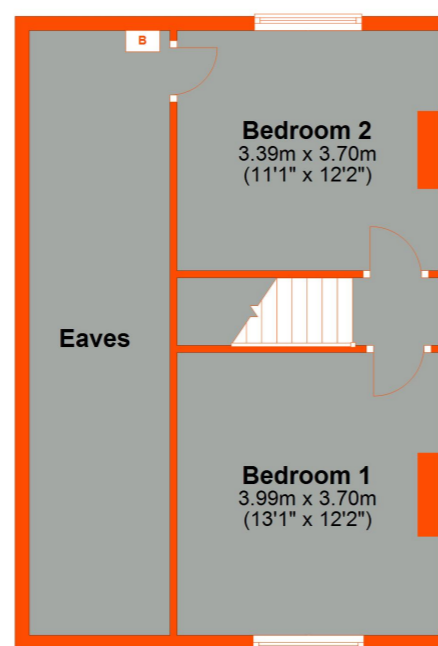
Ground Floor

Approx. 70.1 sq. metres (754.0 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 101.6 sq. metres (1094.1 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

183 Wickham Road, Shirley, Croydon, Surrey CR0 8TF

£500,000 Freehold

- 🏠 CHAIN FREE
- 🏠 2 Reception Rooms
- 🏠 3 Bedrooms
- 🏠 Garage
- 🏠 1930's Chalet/Semi
- 🏠 Refurbishment Required
- 🏠 Fitted Kitchen
- 🏠 Close to Amenities

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.
 For further details please visit our website - www.proctors.london



183 Wickham Road, Shirley, Croydon, Surrey CR0 8TF

CHAIN FREE - This 1930s 3 bedroom semi-detached chalet style property, offers spacious living accommodation throughout with the advantages of 2 separate reception rooms, fitted kitchen and a ground floor wet room. Benefits to also note include UPVC double glazing and gas fired central heating. Some refurbishment works and modernisation are required which has been taken into consideration within the present asking price. Subject to planning permission being granted from Croydon Council, there is an opportunity to extend. To the rear is a level lawned garden with garage.

Location

Situated close to a variety of amenities which include local shops and bus routes along Wickham Road, St Johns and Orchard Way Primary Schools, Orchard Park High Secondary School and Shirley Church Recreation Ground. West Wickham High Street is just a short drive away with its ever popular selection of shops restaurants and cafes, plus East Croydon Station is nearby.



GROUND FLOOR

Entrance Porch

Entrance Hall

Glazed entrance door, radiator

Front Reception

UPVC double glazed bay window to front, feature fireplace with ornate mantel , radiator, coved ceiling.

Rear Reception

Multi-paned double doors leading to lean-to, feature fireplace, understairs storage cupboard, coved ceiling, radiator.

Lean-To

UPVC double glazed door to garden, UPVC double glazed full length windows to either side, skylight, laminate floor.

Fitted Kitchen

UPVC double glazed window to rear, comprehensive selection of fitted wall and base units incorporating drawers, stainless sink unit with mixer tap, ample work

surfaces with a tiled splashback, gas hob with extractor hood over, stainless steel eye level double oven, plumbed for washing machine, coved ceiling, spot lighting, laminate floor.

Bedroom 3

UPVC double glazed window to front, coved ceiling, picture rail, radiator.

Wet Room

Translucent UPVC double glazed window to side, shower unit, wall mounted wash hand basin, heated towel rail.

Separate WC

Translucent UPVC double glazed window to side, low level WC, wall mounted wash hand basin, local tiling, radiator, vinyl flooring.

FIRST FLOOR

Landing

Bedroom 1

UPVC double glazed window to front, radiator.

Bedroom 2

UPVC double glazed window to rear, eaves cupboard housing combi central heating boiler, radiator.

EXTERIOR

Front and Rear Garden

The latter being approximately 40', concrete patio across the rear of the property leading on to a level lawn with established shrubs to either side. garage to rear, side and rear entrance.

Front garden - A selection of shrubs

Garage

Large garage with access via service road to rear.

ADDITIONAL INFORMATION

Council Tax

Croydon Borough band D