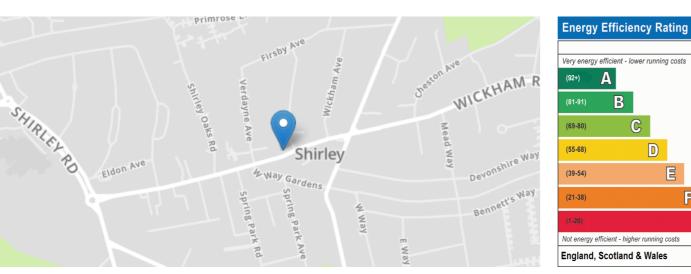
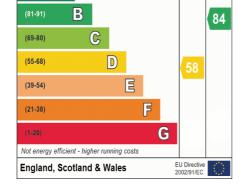
Shirley Office 📀 285-287 Wickham Road, Croydon, CRO 8TJ O20 8777 2121 shirley@proctors.london



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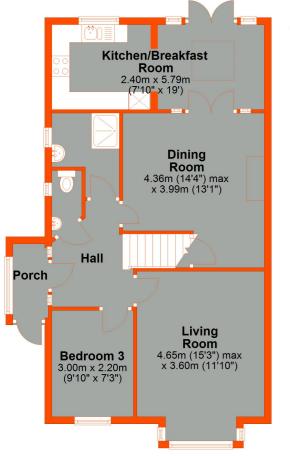
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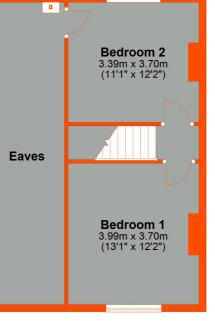


Α

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 PlanU

ents are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the gents 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 ompanies. 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







Viewing by appointment with our Shirley Office - 020 8777 2121

183 Wickham Road, Shirley, Croydon, Surrey CR0 8TF £475,000 Freehold

CHAIN FREE 3 Bedrooms 1930's Chalet/Semi 2 Reception Rooms Double Glazing and Gas C/H Refurbishment Required Fitted Kitchen

George Proctor & Partners trading as Proctors

www.proctors.london



Garage



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

CHAIN FREE - 3 bedroom semi-detached chalet style property with double glazing, gas fired central heating, 2 separate reception rooms, modern fitted kitchen and a ground floor wet room with separate toilet, garage and lawned garden. Some refurbishment works and modernisation are required which has been taken into consideration within the asking price. Opportunity to extend subject to normal consents

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, Shirley High and Coloma Secondary Schools and Shirley Church Recreation Ground. West Wickham High Street nearby with its ever popular selection of shops restaurants and cafes, plus East Croydon Station is is just a short drive away.





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 breakfast room, feature fireplace, understairs storage cupboard, coved ceiling, radiator.

Breakfast Room

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

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



Separate WC

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

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

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

EXTERIOR

Front and Rear Garden

The latter being approximately 40', 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 at rear.

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon band D.

Utilities

MAINS - Electricity, Gas, Water and Sewerage.

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Broadband and Mobile To check coverage please visit checker.ofcom.org.uk/en-gb/broadbandcoverage checker.ofcom.org.uk/en-gb/mobile-coverage

UPVC double glazed window to front, radiator.