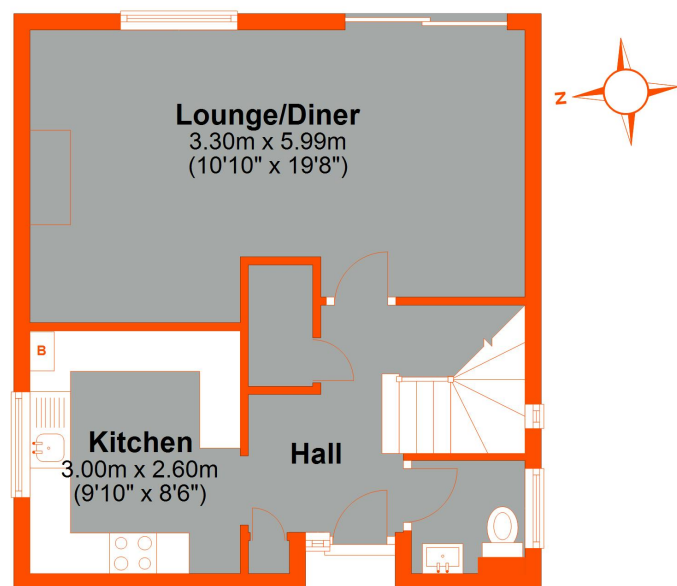


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



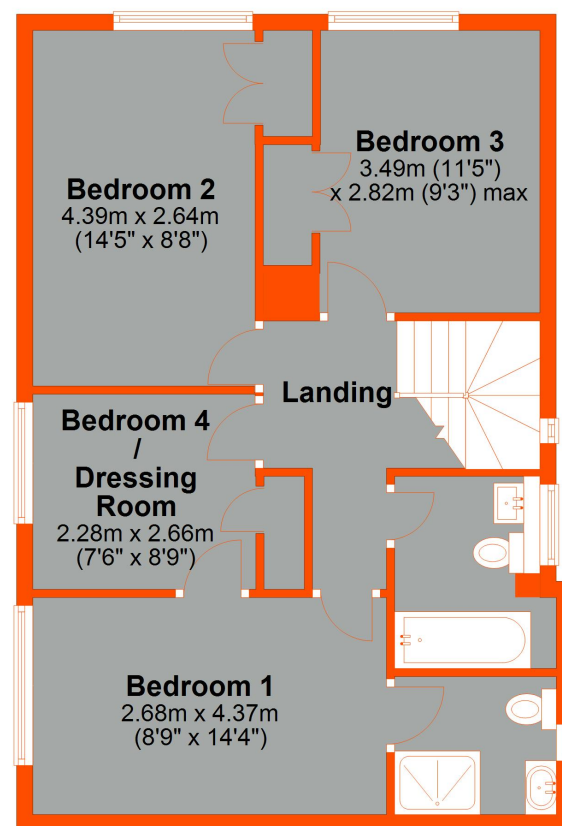
Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



First Floor

Approx. 61.1 sq. metres (657.8 sq. feet)



Total area: approx. 101.3 sq. metres (1090.9 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

34 Berkeley Court, Ham View, Shirley, 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

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



34 Berkeley Court, Ham View, Shirley, 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

