

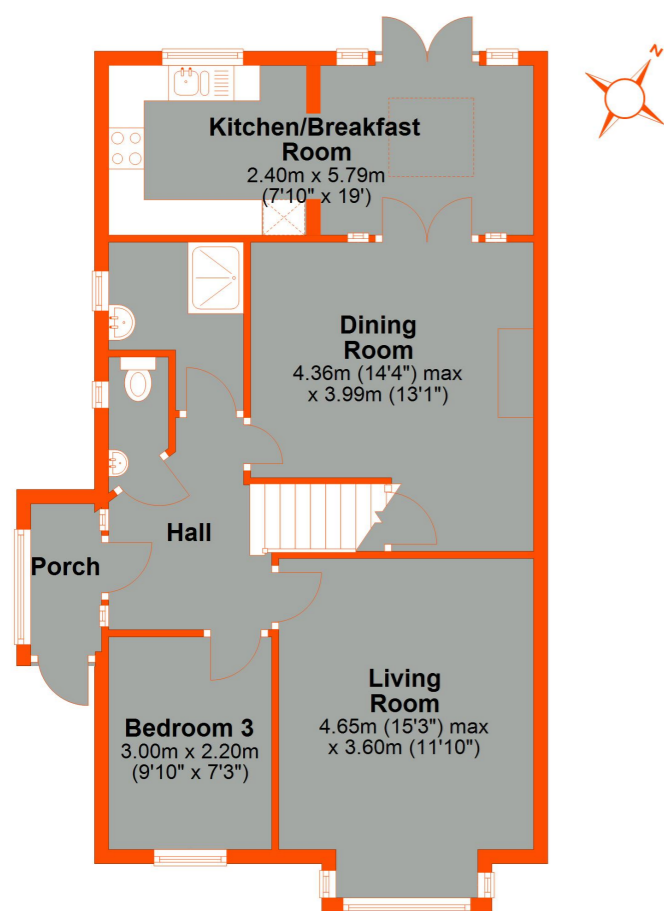


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		58
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		58
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales	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



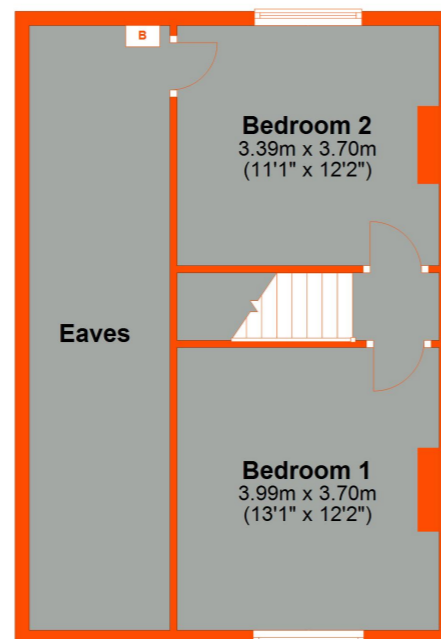
**Ground Floor**

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

**£475,000 Freehold**

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

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

CHAIN FREE - 3 bedroom semi-detached chalet style property throughout 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 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

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', 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

Croydon Borough band D

