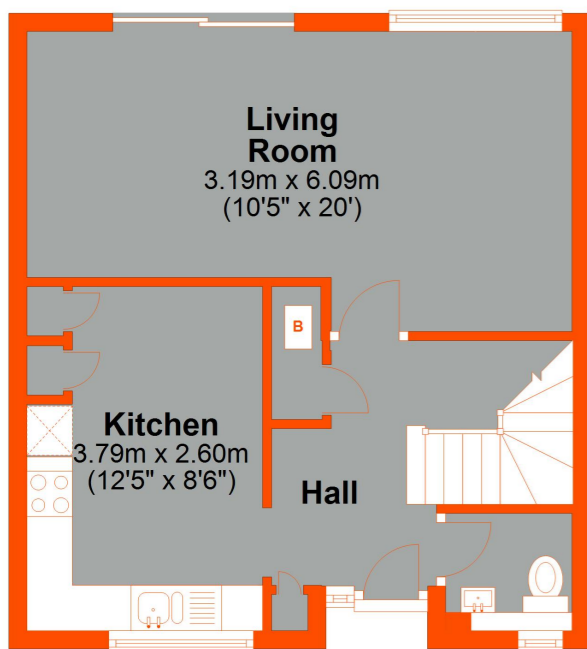


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		57
(55-68)	D		
(39-54)	E		57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



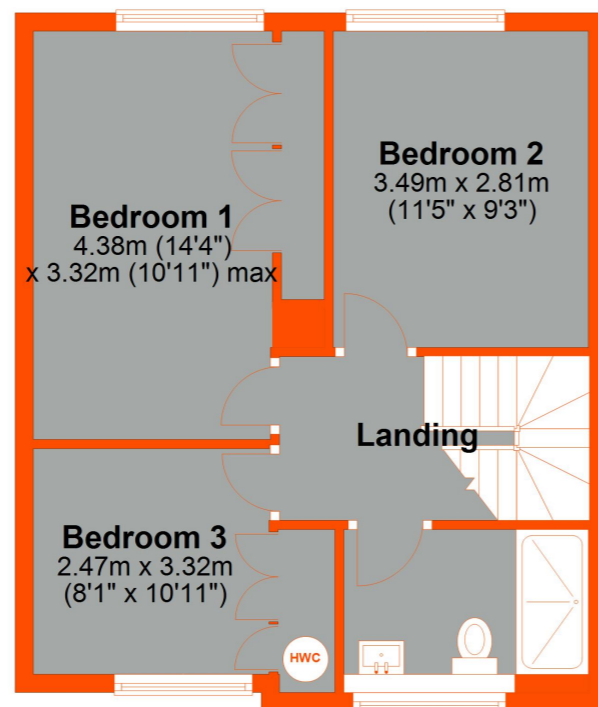
Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 82.9 sq. metres (892.1 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

64 Chelsea Court Sloane Walk, Shirley, Croydon, Surrey CR0 7NX

£425,000 Share of Freehold

- 3 Bedroom Lawdon House
- Superb Low Maintenance Garden
- Modern Shower Room
- Garage Adjacent to Garden
- Remodelled Kitchen/Diner
- Spacious Living Room
- Neutral Decoration
- Access to Gated Green Area

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



64 Chelsea Court Sloane Walk, Shirley, Croydon, Surrey CR0 7NX

Situated in a prominent position at the beginning of Chelsea Court, this always popular Lawdon family home offers spacious living accommodation throughout with the advantage of 3 bedrooms, modern shower room, remodelled fitted kitchen/diner, spacious living room, cloakroom, and neutral decoration throughout. To the rear is a splendid sunny south/south west facing garden with a sun awning across the width of the property, a decked area leading to an artificial lawned garden with direct access into the garage. Key access to gated green area

Location

Sloane Walk can be found off Orchard Way within walking distance of Orchard Way Primary School and Orchard Park High Secondary school. a convenience store and the 367 bus route. A further selection of shops and bus routes can be found on Upper Elmers End Road. Elmers End train and tram station is also nearby with services to East Croydon, Wimbledon, London Bridge, Charing Cross and Cannon Street.



GROUND FLOOR

Covered Entrance Porch

Entrance Hall

Double glazed entrance door with window to side, cupboard housing warm air heating boiler, storage area under staircase, laminate flooring.

Cloakroom

Double glazed translucent window to front, matching white suite comprising low level WC, wash hand basin set to vanity unit, fitted mirror with integrated lighting, fully tiled, vinyl tiled flooring.

Living Room

Double glazed sliding patio doors to garden, double glazed picture window to rear, coved ceiling, warm air vents, laminate wood effect flooring.

Fitted Kitchen/Diner

Double glazed picture window to front, comprehensive selection of fitted wall and base units incorporating inset one and half bowl sink unit, pan drawer and drawers, cupboard housing fridge freezer, integrated dishwasher, plumbed for washing machine, gas hob with extractor hood over, eye level stainless steel double oven, space for dining table and chairs, spotlights, vinyl tiled flooring.

FIRST FLOOR

Landing

Fitted carpet



Bedroom 1

Double glazed window to rear, selection of fitted wardrobes with locker cupboards over, warm air vent, fitted carpet.

Bedroom 2

Double glazed window to rear, loft cupboard, warm air vent, laminate flooring.

Bedroom 3

Double glazed window to front, fitted cupboard housing combi boiler for hot water and towel rail, warm air vent, laminate flooring.

Shower Room

Double glazed translucent window to front, large walk in shower cubicle with fitted screen, additional hand held shower attachment, wash hand basin set to vanity unit, low level WC, bathroom panelling to walls, heated towel rail, plank style vinyl flooring.

EXTERIOR

Rear Garden

An attractive sunny south/south west facing low maintenance garden with sun awning the full width of the property, attractive decked area leading down to an artificial lawn, entrance to side, UPVC double glazed door to garage, exterior lighting.

Garage

With light and electric supply.

COMMUNAL LAWNED GARDENS

Including key access to private space/play area, only available to a limited number of courtyards with stream and wooded area to rear.

ADDITIONAL INFORMATION

Lease

999 years from 1969

Maintenance and Ground Rent

£564 per annum - maintenance

£1.00 per annum peppercorn ground rent

Council Tax

Croydon Council band D

