

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

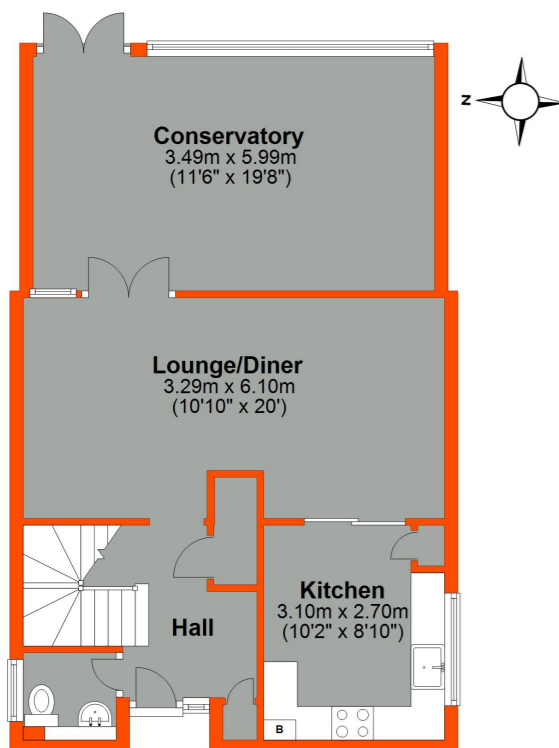


Viewing by appointment with our Shirley Office - 020 8777 2121

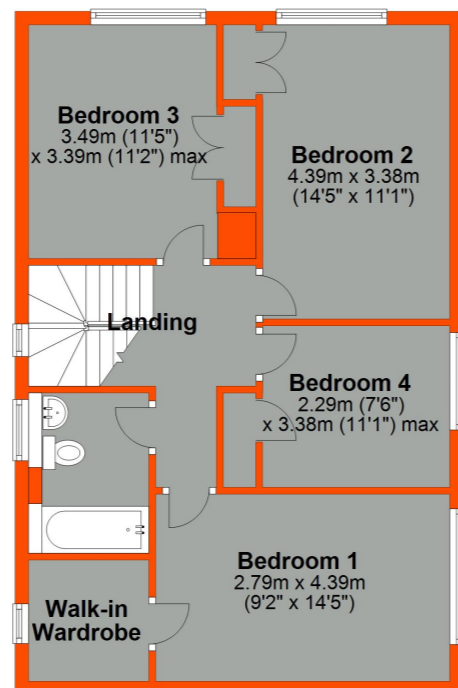
133 Julien Court, Regency Walk, Shirley, Croydon, Surrey CR0 7UU  
**£465,000 Share of Freehold**

- Four Bedrooms
- Spacious Living Room
- Double Glazed
- Modern Kitchen
- Large Conservatory
- Garage
- Central Heating
- Popular Location

**Ground Floor**  
 Approx. 61.9 sq. metres (666.8 sq. feet)



**First Floor**  
 Approx. 61.5 sq. metres (661.8 sq. feet)



Total area: approx. 123.4 sq. metres (1328.5 sq. feet)

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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## 133 Julien Court, Regency Walk, Shirley, Croydon, Surrey CR0 7UU

Seldom available, we have been given the opportunity to market this extremely spacious, well maintained, four bedroom family home, with an advantage of having a large conservatory across the full width of the property leading onto a paved low maintenance garden. Further benefits of the property to mention include a generous size living room, fitted kitchen, cloakroom and garage en bloc.

### Location

Julien Court can be found towards the bottom of Regency Walk. A variety of amenities are close by, these include local shops, Orchard Way Primary & Orchard Park High Secondary Schools and the 367 bus route which runs through The Glade. A further selection of shops and bus routes on Wickham Road and Elmers End is also nearby with Arena Gran Stop, Elmers End Station and Tesco Superstore.



### GROUND FLOOR

#### Recessed Entrance Porch

#### Entrance Hall

UPVC double glazed door with translucent inset window, translucent UPVC window to side, radiator, under stairs storage, fitted carpet.

#### Cloakroom

Translucent UPVC double glazed window to side, low level WC, pedestal wash hand basin, plank style vinyl flooring.

#### Living Room

Multipaned double doors with windows to either side leading to the conservatory, arched fitted display cabinet, radiators, laminate flooring.

#### Fitted Kitchen

UPVC double glazed window to side, comprehensive selection of fitted high gloss white wall and base units incorporating display cabinets, drawers, inset ceramic Butler sink, tiled splashback, ample work surfaces, gas hob with extractor over, stainless steel eye level grill and oven, integrated fridge freezer, plumbed for washing machine, spotlighting, laminate flooring.

#### Conservatory

UPVC double glazed doors to garden, radiator, wall lights, ceramic tiled flooring

### FIRST FLOOR

#### Landing

Translucent UPVC double glazed window to side, fitted carpet.



#### Bedroom One

UPVC double glazed window to side, radiator, walk-in wardrobe, fitted carpet

#### Bedroom Two

UPVC double glazed window to rear, fitted wardrobe, access to large loft cupboard, radiator, fitted carpet.

#### Bedroom Three

UPVC double glazed window to rear, fitted wardrobe, radiator, fitted carpet.

#### Bedroom Four

UPVC double glazed window to side, radiator, fitted carpet.

#### Bathroom

Translucent UPVC double glazed window side, matching white bathroom suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, mirror fronted bathroom cabinet, fully tiled, radiator, ceramic tiled flooring.

### EXTERIOR

#### Rear Garden

Approximately 40' x 25', a low maintenance attractive flagstone garden with shed and gate leading to play area at the rear of the garden.

#### Single Garage En Bloc

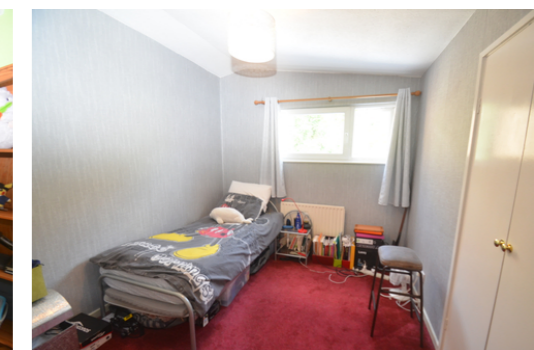
#### Parking

For residents in courtyard.

### AGENTS NOTES

#### Lease

999 years from 1969



#### Maintenance and Ground Rent

Maintenance: £564.00 for current year  
Peppercorn Ground Rent: £1.00 per annum

### CROYDON COUNCIL TAX BAND D

