



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	77
(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	

### First Floor

Approx. 61.5 sq. metres (661.6 sq. feet)



Total area: approx. 61.5 sq. metres (661.6 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

38 Cheston Avenue, Shirley, Croydon CR0 8DB

**£350,000 Leasehold**

- 🔴 CHAIN FREE
- 🔴 2 Double Bedrooms
- 🔴 Fitted Kitchen/Breakfast Room
- 🔴 Private Garden
- 🔴 First Floor Maisonette
- 🔴 Large Lounge
- 🔴 Garage En Bloc
- 🔴 Extended Lease of 176 Years

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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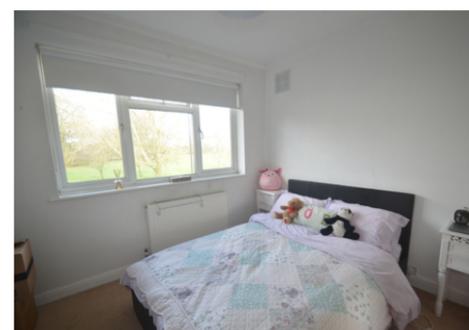


## 38 Cheston Avenue, Shirley, Croydon CR0 8DB

CHAIN FREE A first floor 2 bedroom maisonette set in an extremely popular location adjacent to Parkfields Recreation Ground. The property has a large lounge, 2 double bedrooms, fitted kitchen/breakfast room, modern bathroom, double glazing and central heating. It has private front and rear gardens, garage en bloc and will be sold with the benefit of an extended lease of 176 years.

### Location

Ideally placed with local shop and bus routes on Wickham Road. Orchard Way Primary and Orchard Park High Secondary Schools are close at hand, Parkfields Recreation Ground is adjacent to the property. West Wickham High Street with its shops, restaurants and cafes is close by. West Wickham and East Croydon Train Stations are a short drive or bus journey away.



### GROUND FLOOR

#### Personal Entrance

Stairs to:

### FIRST FLOOR

#### Landing

Storage cupboard, radiator, loft access, fitted carpet, doors to:

#### Lounge

Double glazed window to front with a view to Parkfields Recreation Ground, coved ceiling, radiator, fitted carpet.

#### Kitchen/Breakfast Room

Double glazed windows to side and rear, single drainer stainless steel sink unit set in a matching range of worktops with wall/base units and drawers, fitted gas hob, oven and hood, ceramic tiled splashback, cupboard housing gas central heating boiler, plumbed for washing machine, vinyl flooring.

#### Bedroom 1

Double glazed window to rear, fitted wardrobes and storage cupboards, radiator, fitted carpet.

#### Bedroom 2

Double glazed window to front with a view to Parkfields Recreation Ground, radiator, fitted carpet.

#### Bathroom

Double glazed window to side, matching white bathroom suite comprising panelled bath, shower unit and glass screen, wash hand basin set in a vanity unit, low flush WC, part ceramic tiled walls, heated towel rail, vinyl flooring.

### EXTERIOR

#### Front and Rear Gardens

Front garden: Private section.

Rear garden: Private section laid to paving with side access.

#### Garage en Bloc

### ADDITIONAL INFORMATION

#### Lease and Maintenance Charges

Lease: Extended lease of 176 years.

Maintenance: Shared costs.

#### Council Tax

London Borough of Croydon Band C.

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

