

10 Lyconby Gardens, Shirley, Croydon, Surrey CR0 7NT

CHAIN FREE 2 bedroom 1st floor maisonette with own south facing garden, garage en bloc with power, OWN DRIVEWAY PARKING FOR 2 CARS. Set within a small close of similar style properties, further features of the property to mention include cavity wall insulation, most of loft boarded, a spacious bright and airy living room, fitted kitchen with balcony looking across the rear garden, modern bathroom and to the rear is a private lawned garden. Block paved driveway for 2 vehicles can be found at the side of the property with a single garage en bloc.

Location

A wide selection of amenities can be found close by, some of these include a local convenience store, Orchard Way Primary and Orchard Park High Secondary schools on Orchard Way, Parkfields Recreation Ground, the 367 bus route which runs through The Glade connecting Croydon and Bromley Town Centres, and a further selection of local shops and bus routes nearby along Wickham Road. East Croydon Station is a short drive away, and West Wickham High Street with its selection of ever popular restaurants, shops and cafes is nearby.



GROUND FLOOR

Entrance

UPVC entrance door with inset translucent windows, radiator, stairs to first floor.

FIRST FLOOR

Landing

Access to loft (most of which is boarded, and has a light), coved ceiling, oak flooring.

Living Room

UPVC double glazed casement window to front with fitted shutters, wall mounted feature fireplace, radiator, wall lights, oak flooring.

Fitted Kitchen

UPVC double glazed door to balcony, UPVC window to side, comprehensive selection of fitted high gloss black wall and base units incorporating drawers, ample work surfaces with matching trim, inset stainless steel sink unit with mixer tap, stainless steel gas hob and splashback, stainless steel electric oven, integrated freezer, plumbed for washing machine, space for tumble dryer and fridge, cupboard housing central heating boiler, spotlights, radiator, plank style vinyl flooring.

Bedroom 1

UPVC double glazed casement window to rear with fitted shutters, mirror fronted fitted wardrobes to one wall, coved ceiling, radiator, oak flooring.

Bedroom 2

UPVC double glazed casement window to front with fitted shutters, mirror fronted fitted wardrobe, coved ceiling, radiator, oak flooring.



Bathroom

UPVC double glazed translucent window to side, matching white bathroom suite comprising 'P' shaped bath with shower over and hand held shower attachment, wash hand basin set to vanity unit with mirror fronted bathroom cabinet above, concealed low level WC, fully tiled heated towel rail, radiator, inset lighting, ceramic tiled floor.

EXTERIOR

Brick Built Store

with power supply.

Private Garden

30' x 20' (9.14m x 6.10m) sunny south facing garden, laid to a level lawn with established shrubs surrounding.

Single Garage

En bloc. Power supply.

Private Drive

Block paved for 2 vehicles

ADDITIONAL INFORMATION

Lease, Maintenance and Ground Rent

Lease: 189 years from 25/12/64 - 128 Years remaining
Maintenance:: On an as-and-when basis
Ground Rent: Nil

Council Tax

Croydon Borough 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
checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

Details of lease, maintenance, ground rent etc. are as at the time of the property listing and should be checked prior to exchange of contracts.

