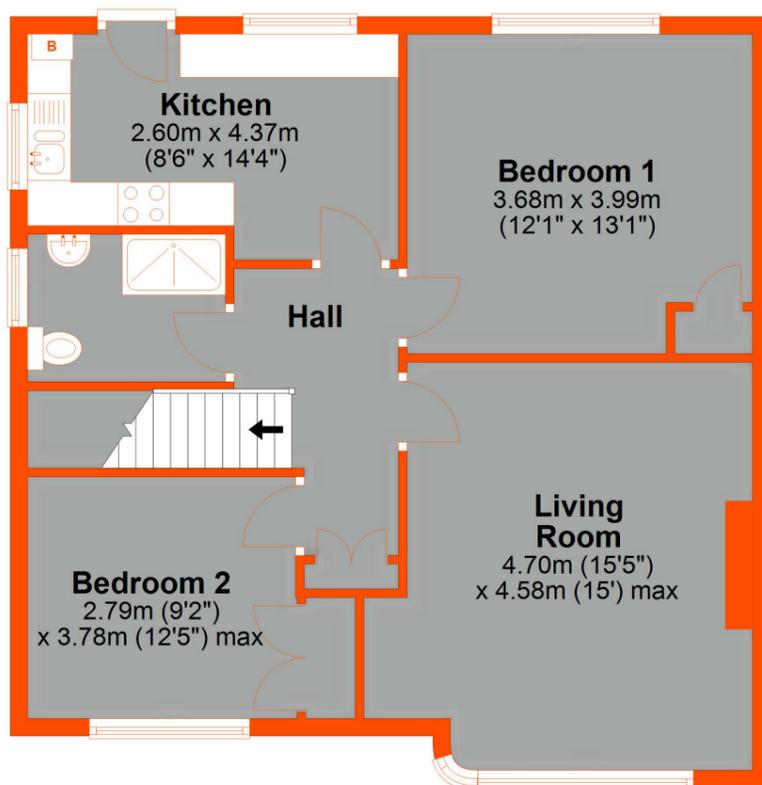


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### First Floor

Approx. 68.2 sq. metres (734.1 sq. feet)



Total area: approx. 68.2 sq. metres (734.1 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.

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 fee 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](http://www.proctors.london)



Viewing by appointment with our Shirley Office - 020 8777 2121

8 Lyconby Gardens, Shirley, Croydon CR0 7NT

**£358,000 Leasehold**

- 🔴 CHAIN FREE
- 🔴 First Floor
- 🔴 Fitted Kitchen
- 🔴 Garage en Bloc
- 🔴 2 Bedroom Maisonette
- 🔴 Large Lounge
- 🔴 Own Front & Rear Gardens
- 🔴 Potential for Off Street Parking

## 8 Lyconby Gardens, Shirley, Croydon CR0 7NT

CHAIN FREE A first floor 2 bedroom maisonette set in an extremely popular cul de sac. The property, along with the 2 bedrooms, has a large lounge, modern fitted kitchen, shower room, own front and rear gardens, garage en bloc, double glazing and central heating. (The front garden could be turned into a parking bay subject to permissions).

### Location

Well placed being close to local shops, bus routes, Orchard Way Primary School and Orchard Park High Secondary School. The 367 bus route runs between Beckenham and Croydon town centres. Elmers End and Eden Park mainline train stations are a short drive or bus journey away.



### GROUND FLOOR

#### Personal Entrance

Stairs to:

### FIRST FLOOR

#### Landing

Built in storage cupboard, loft access, radiator, fitted carpet, doors to:

#### Living Room

Double glazed window to front, radiator, fitted carpet.

#### Kitchen

Double glazed windows to side and rear, double glazed door opening onto a small balcony, single drainer double bowl stainless steel sink unit set in an extensive matching range of worktops, wall/base units, drawers and breakfast bar, fitted electric hob, oven and hood, freestanding washing machine, wall mounted gas central heating boiler, ceramic tiled splashback, radiator, vinyl flooring.

#### Bedroom 1

Double glazed window to rear, built-in wardrobe, radiator, fitted carpet.

#### Bedroom 2

Double glazed window to front, built-in wardrobes and storage cupboards, radiator, fitted carpet.

#### Shower Room

Double glazed window to side, matching white bathroom suite comprising shower cubicle, pedestal wash hand basin, low flush WC, heated towel rail, ceramic tiled walls and flooring.

### EXTERIOR

#### Own Front and Rear Gardens

Rear Garden: Laid to Lawn, brick built store.  
Front Garden: Potential for off street parking.

#### Garage en Bloc

### ADDITIONAL INFORMATION

#### Lease, Maintenance Charges and Ground Rent

Lease: 109 Years Remaining

Maintenance: Shared with Ground Floor Maisonette

Ground Rent: £150.00 per annum

#### 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)

