

Robert Vincent

Shirley
£335,000

2 bedroom maisonette for sale | Leasehold

Robert Vincent Estate Agents are delighted to present this well-positioned two-bedroom, first-floor maisonette, offering well-proportioned accommodation, an open outlook and the benefit of both front and rear gardens.

The property provides a welcoming reception room, together with a separate front-aspect reception room enjoying an attractive open outlook over parkland and open fields. This pleasant green space is ideal for those who enjoy walking, exercising, dog walking or spending time outdoors with the children, while also providing a particularly appealing setting to enjoy during the warmer summer months.

The accommodation further comprises two bedrooms, a fitted kitchen and a three-piece family bathroom.

Externally, the property benefits from a rear garden, together with a share of the front garden. Further benefits include double-glazed windows and gas central heating via radiators.

The property is ideally located for access to a range of local amenities, with both Shirley and West Wickham High Streets conveniently accessible, offering an excellent selection of shops, restaurants, services and other everyday facilities.

For commuters and those requiring access to surrounding areas, the property is also conveniently positioned for local bus services, with the 119, 194 and 198 operating along Wickham Road and providing links to a variety of destinations, including Croydon, West Croydon and Bromley. The SL5 Superloop service is also accessible from selected stops, providing a faster connection between

Croydon and Bromley.

Keys are held at our office for your convenience, allowing us to offer flexible viewing arrangements.

Early viewing is highly recommended to appreciate the accommodation, open outlook, gardens and convenient location this property has to offer.

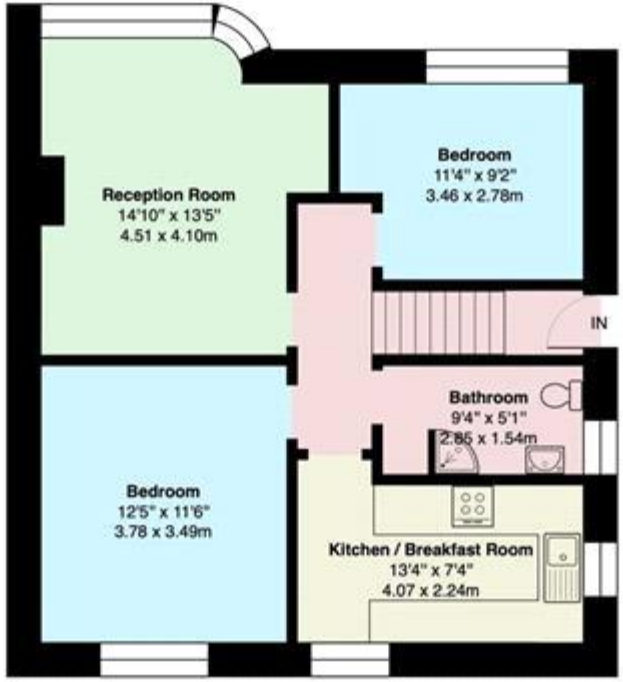
Please contact Robert Vincent Estate Agents today to arrange your viewing.

Council Tax Band: C (London Borough of Croydon)
Tenure: Leasehold
Parking options: On Street
Garden details: Rear Garden

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

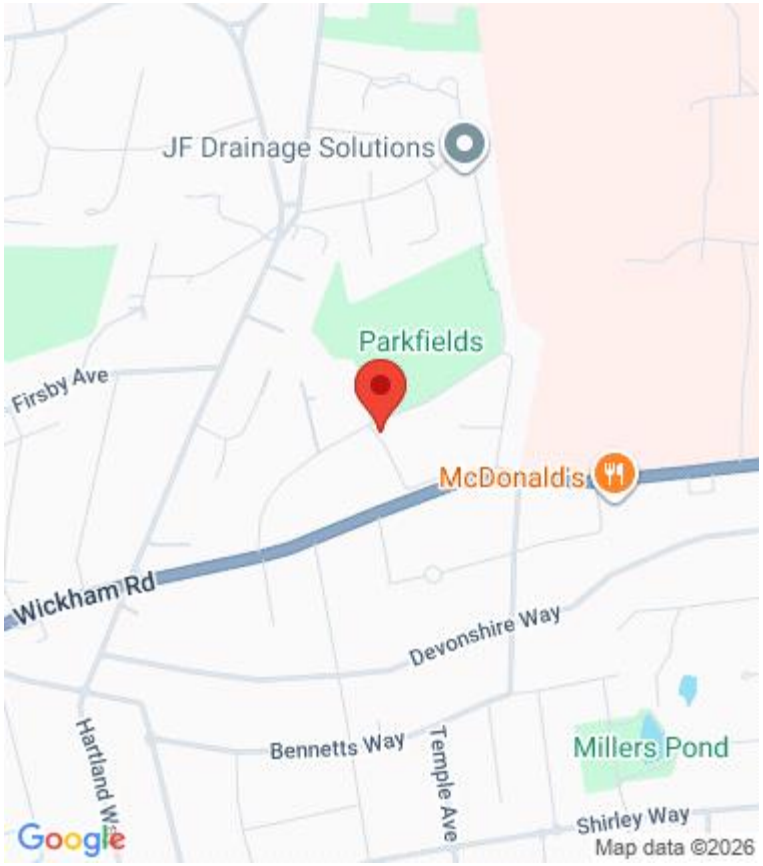
Cheston Avenue, CR0

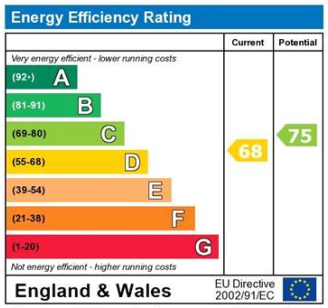
Approximate Gross Internal Area = 681 sq ft / 63.2 sq m



First Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only
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