

**SOLD STC**



**Laurel Crescent, Shirley, Croydon**

**3 Bedrooms, 1 Bathroom, End Terraced House**

**Offers In Excess Of £400,000**

**MARTIN&CO**





## Laurel Crescent, Shirley, Croydon

3 Bedrooms, 1 Bathroom

**Offers In Excess Of £400,000**

- End-of-Terrace House
- Spacious Living Room
- Kitchen + Utility Room
- Three Bedrooms
- Upstairs Bathroom & Separate W/C

If you are looking for a great value family home then don't miss this lovely end-terrace three bedroom house enjoying a popular residential location on the South side of Shirley, within easy reach of both Shirley and West Wickham town centres.

The property affords an entrance hall, a spacious dual aspect living/dining room with doors leading to the garden at the rear, a good-sized kitchen, a separate utility room with its own access from the front of the house – perfect for muddy pets or children, three bedrooms, bathroom and a separate w/c. Features to note include gas heating and double glazing.

Externally there are gardens to the front and rear. The front garden is partially paved to provide off-road parking, whilst the rear garden is attractively landscaped and well-stocked with plants.

There are local shops nearby on Broom Road and for a wider range of amenities West Wickham High Street and Wickham Road in Shirley are both just a short drive away. The 194 and 198 bus routes are nearby, Tramlink is at Addington Village and mainline the stations at West Wickham and East Croydon are also accessible.

For those with children the property is ideally positioned close to highly regarded schools including Harris Primary Academy Benson, St John's Primary, Orchard Park High, Shirley High School, and Trinity Boys School.

Available with no onward chain, call the seller's sole agent Martin & Co Croydon now for an appointment to view!









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		





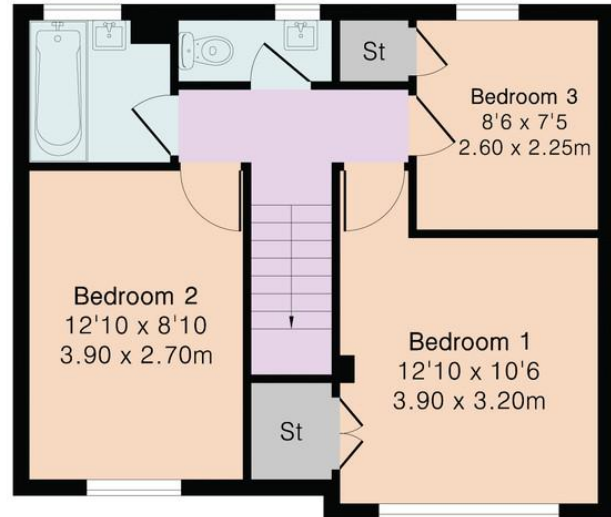
## Approximate Gross Internal Area 886 sq ft - 82 sq m

Ground Floor Area 443 sq ft – 41 sq m

First Floor Area 443 sq ft – 41 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



### Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF  
T: 0208 688 8565 • E: [croydon@martinco.com](mailto:croydon@martinco.com)

## 0208 688 8565

<http://www.martinco.com>

## MARTIN&CO

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

