



Cheston Avenue, Shirley, Croydon, CR0 8DD

2 1 1

Asking Price £350,000 (Guide Price)



Key Features:** - ***Spacious Living Accommodation:** Enjoy contemporary living with a spacious, elegantly designed living room, perfect for relaxation and entertaining guests. Large windows ensure a bright and airy feel, offering a stunning view of the well-maintained surroundings. - ***Modern Kitchen and Diner:** A tastefully fitted kitchen and diner provide the perfect setting for meal preparations and dining. The space is designed with modern aesthetics and functionality in mind. - ***Refined Bathroom:** The property features a modern bathroom, complete with high-quality fixtures and a clean, contemporary finish. - ***Private Garden:** Step out to your own secluded, garden, offering a serene and sunny retreat for outdoor relaxation or entertaining. - ***Additional Comforts:** Benefit from the convenience of double glazing and gas central heating. The neutral decoration and flooring throughout the maisonette add to the overall ambiance of a calm and inviting home. - ***Long Lease:** Enjoy peace of mind with a substantial lease of 109 years. ***Why View This Property? - ***Ideal Location:** While the property does not offer direct access to Parkfield Recreation Ground, its location still ensures a peaceful setting with easy access to local amenities. - ***Turnkey Ready:** Having been refurbished to a very high standard, this maisonette is ready to welcome you without the need for any additional work. : Disclaimer, Photos are digitally inputed for marketing purposes only, the property is currently unfurnished. - ***Early Viewing Recommended:***







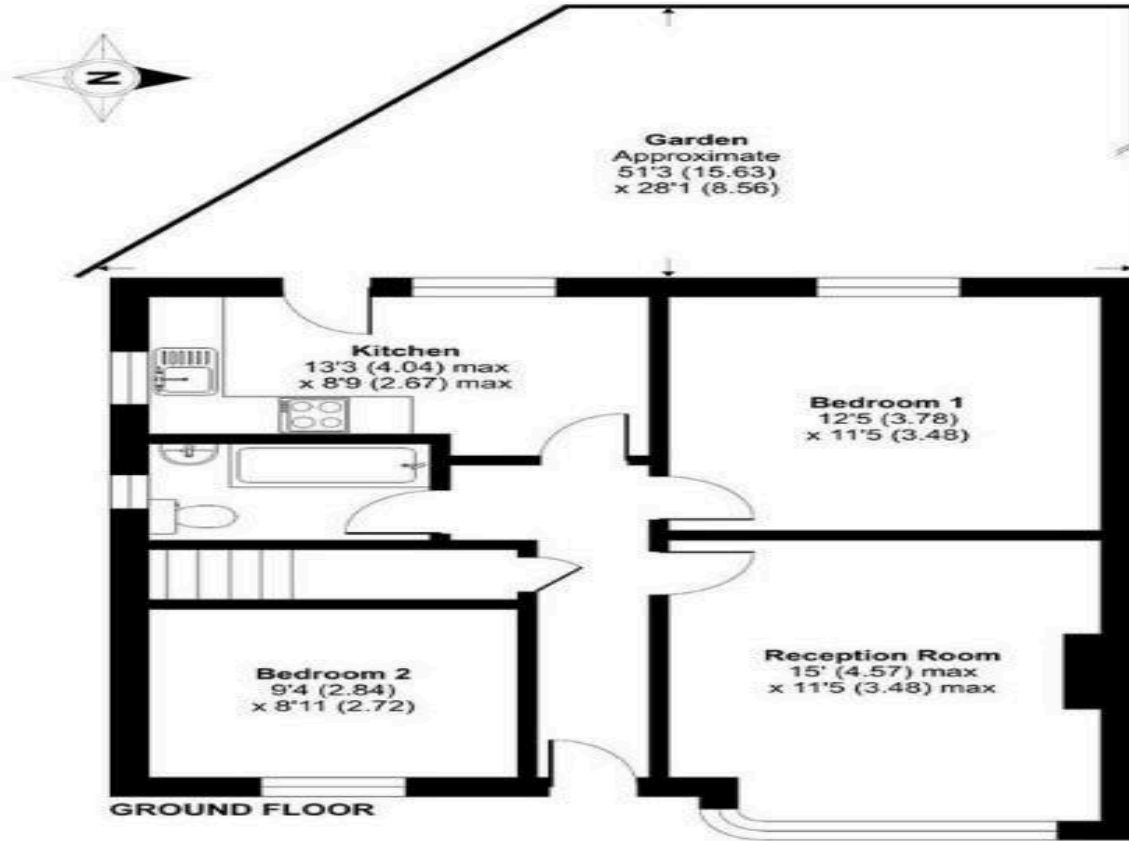
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REAL ESTATE

Cheston Avenue Monks Orchard, Croydon, CR0

Approximate Area = 672 sq ft / 62.4 sq m
For identification only - Not to scale

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



02030269518



OPENING HOURS

8.30am - 6pm Monday to Friday, 10am - 5pm Saturday, 10am - 2pm Sunday



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