

TO LET



Orchard Avenue, Shirley, CR0

£2,700.00 PCM

 **3**

 **1**


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Property Description

A outstanding three double bedroom home that sits on a quiet residential street in Shirley. It is a bus ride from West Wickham Station (Zone 5) which offers access into Central London in approximately 35 minutes by train, as well as numerous bus links to Croydon and surrounding areas. There is also easy access to a plethora of local shops, restaurants, cafés.

As you enter this lovely property, you are greeted by a spacious open plan living/dining area that benefits from plentiful natural light, this then flows effortlessly through to the contemporary kitchen with built in appliances. Heading upstairs you will find three double bedrooms; the upper floor is completed by a modern family bathroom with both shower and bathtub. The property benefits from a private sunny garden, the perfect spot to enjoy the evening sun. From the garden you have access to both the garage which has an electrical supply and could be used as a utility room, the carport also allows parking for three cars.

Further benefits of this fantastic property include ample storage throughout, off-street parking for multiple cars on the driveway and garages, well-presented throughout, this property is perfect for families.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

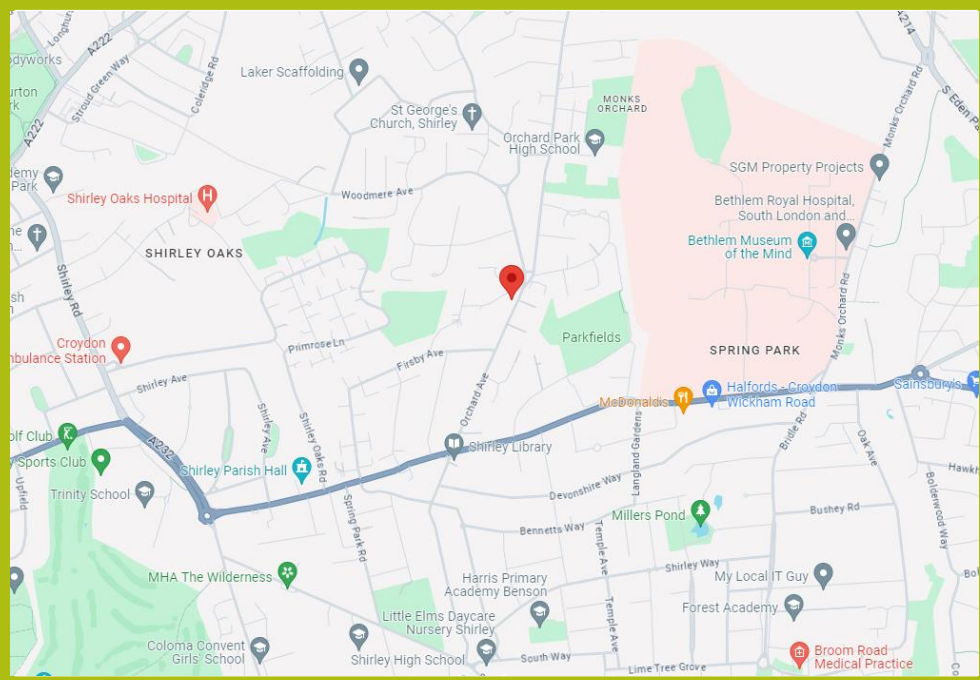
Date Available – 19/08/2024

Holding deposit amount – £623

Security Deposit amount (Five weeks rent) – £3,115.00

Council Tax Band – E

Local Authority – Croydon Council



Property Type

House (Semi Detached)



Construction Type

Brick



Parking

Drive



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas - Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: **NO**

Level of Risk: **None**

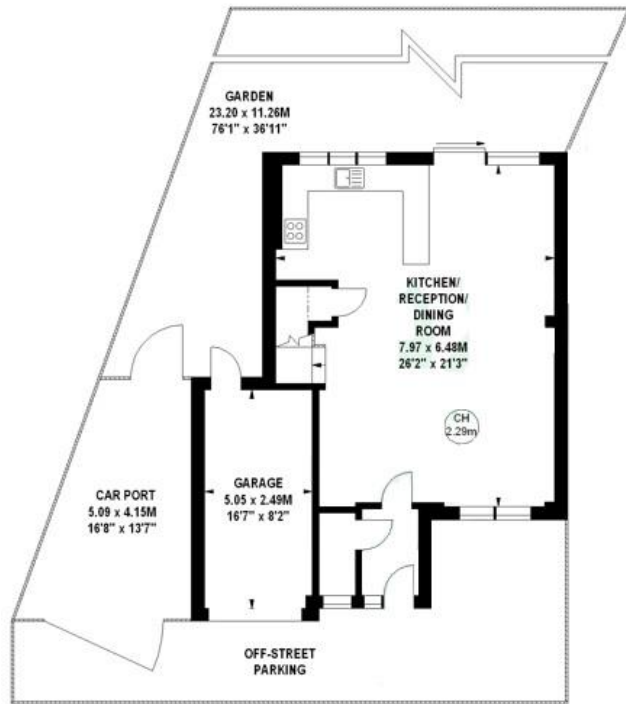


Proposed Development in Immediate Locality?

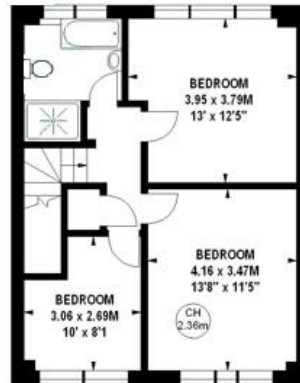
None

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Approximate gross internal area
117.33 sq m / 1263 sq ft
 (Including Garage)
Garage
 12.54 sq m / 135 sq ft



710 sq ft
Ground Floor



553 sq ft
First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here this plan is for representation purposes only and should be used as such.
 Any figure is for guidance only and should not be relied on as a basis for valuation.
 Floor plan produced by Licaria Services Ltd for Laurels Estate Agents Ltd. ©



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		85
69-80 C	73	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Colliers Wood & Wimbledon

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Streatham

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