



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£375,000

Leasehold

3x 1x 1x

**Holbein Court, Regency
Walk, Shirley, Croydon,
Surrey, CR0**

cubitt & west
Helping you move forwards



Main features

- 3 bed terraced house
- Fitted kitchen
- Generously sized bedrooms
- Garage-en-bloc
- Excellent transport links making commuting easy
- Situated close to local amenities and schools

Accommodation

GROUND FLOOR

Hallway
Cloakroom
Lounge/Dining Room: 19'11 x 11'4 (6.07m x 3.46m)
Kitchen: 11'2 x 8'5 (3.41m x 2.57m)

FIRST FLOOR

Landing
Bedroom 1: 11'6 x 9'0 (3.51m x 2.75m)
Bedroom 2: 14'6 x 8'5 (4.42m x 2.57m)
Bedroom 3: 8'5 x 8'3 (2.57m x 2.52m)
Bathroom: 8'7 x 6'1 (2.62m x 1.86m)

OUTSIDE

Rear Garden

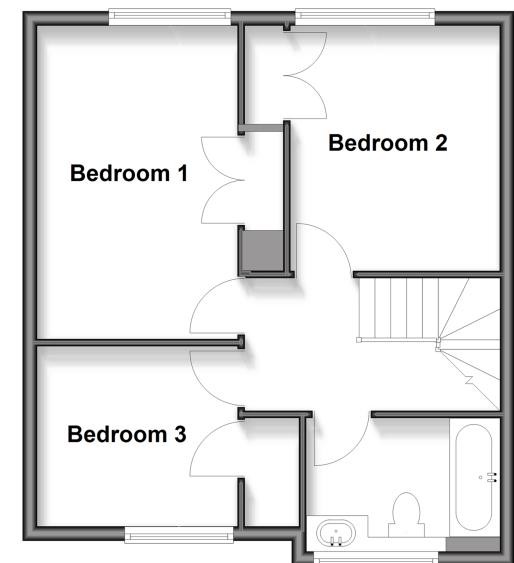
Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Call Shirley - 020 8654 3037 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



CURRENT:
D(65)

POTENTIAL:
C(72)



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