



Guide Price
£400,000

Leasehold

2x  2x  1x 

**Peregrine Gardens,
Shirley, Croydon,
Surrey, CR0**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Spacious lounge with direct garden access
- Modern kitchen & Bathrooms
- Access to communal facilities
- On-site House Manager & 24-hour emergency call system
- Short walk to the High Street and essential amenities
- Convenient nearby bus service

Accommodation

GROUND FLOOR

- Porch
- Entrance Hall
- Lounge: 15'0 x 14'7 (4.58m x 4.45m)
- Kitchen: 9'9 x 7'9 (2.97m x 2.36m)
- Shower Room: 7'1 x 5'5 (2.16m x 1.65m)

FIRST FLOOR

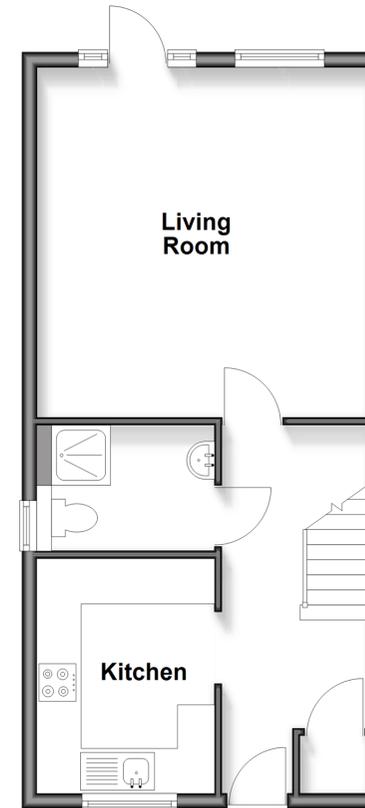
- Landing
- Bedroom 1: 14'7 x 11'8 (4.45m x 3.56m)
- Bedroom 2: 14'7 x 8'10 (4.45m x 2.69m)
- Bathroom

OUTSIDE

- Rear Garden
- Resident Parking

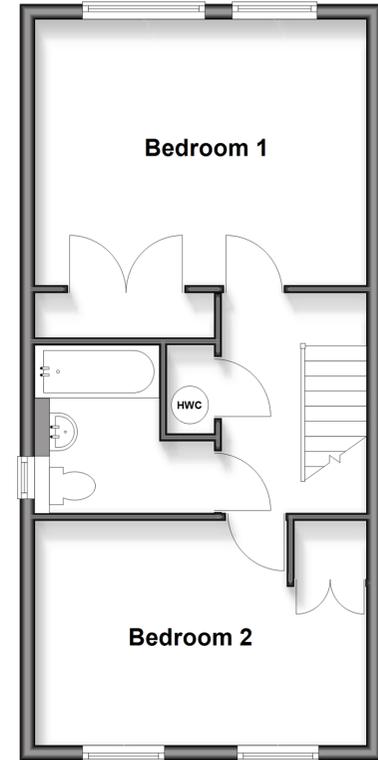
Ground Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.3 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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