



OVER 60?

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

Guide Price
£450,000

Freehold

3x  1x  1x 

**Littlebrook Close,
Shirley, Croydon,
Surrey, CR0**

cubitt&west
Helping you move forwards



Main features

- Beautiful semi-detached house
- Tucked away in a quiet cul-de-sac yet close to local schools and transport links
- Modern fitted kitchen makes cooking delicious meals easy
- Spacious lounge
- Low maintenance rear garden, driveway and garage en-bloc

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'3 x 15'7 (4.96m x 4.75m)

Kitchen: 9'8 x 8'7 (2.95m x 2.62m)

Utility Area: 5'8 x 2'8 (1.73m x 0.81m)

FIRST FLOOR

Landing

Bedroom 1: 12'8 (3.86m) narrowing to 10'9 (3.28m) x 9'1 (2.77m)

Bedroom 2: 13'10 (4.22m) x 9'2 (2.80m) narrowing to 7'10 (2.39m)

Bedroom 3: 7'9 x 6'1 (2.36m x 1.86m)

Bathroom

OUTSIDE

Driveway

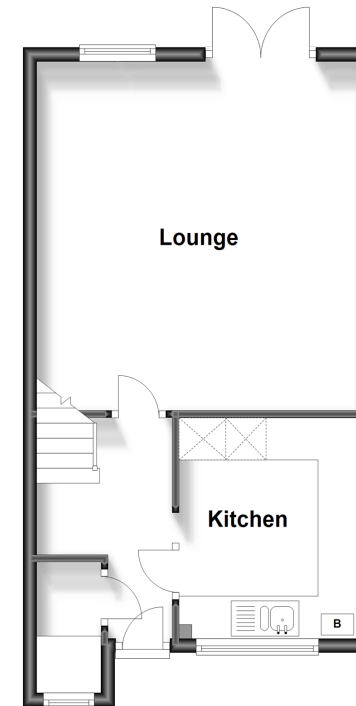
Front Garden

Garage En-Bloc

Rear Garden

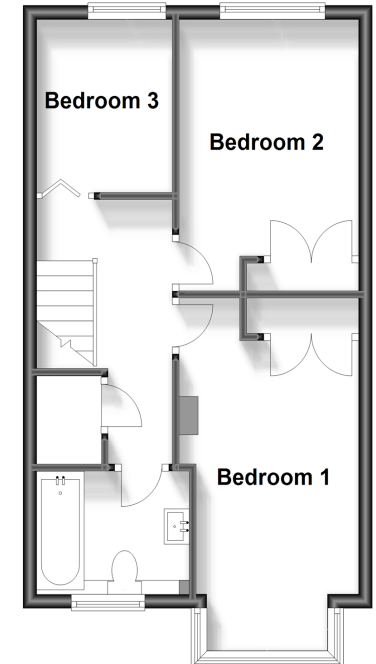
Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



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

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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 59% less, by purchasing a Lifetime Lease.



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