

Cromwells



Meller Close, Croydon, Surrey, CR0 4UB
Guide Price £475,000

A delightful 3 bedroom Semi Detached family home within easy reach of Beddington Park with its vast outdoor space and within easy access of Hackbridge & Waddon BR station, local shops and also within reach of Croydon Town Centre, Tram link & Mainline BR station.



- *Open plan Lounge/Dining Room**
 - *Ground floor WC**
 - *3 Good size Bedrooms**
 - *Driveway for off street Parking**
-

Front door leading to:

Entrance Hall

Doors to:

Living Room - 10' 6" x 16' 3" (3.20m x 4.95m)

Front aspect, fireplace, open through to dining room.

Dining Room - 5' 11" x 9' 6" (1.80m x 2.89m)

Side aspect, leading from living room and into kitchen

Kitchen - 8' 10" x 13' 7" (2.69m x 4.14m)

Rear aspect, door to garden & door to ground floor WC

Stairs to first floor landing

Doors to:

Bedroom 1 - 10' 6" x 13' 0" (3.20m x 3.96m)

Front aspect, fitted wardrobe cupboards

Bedroom 2 - 9' 0" x 14' 7" (2.74m x 4.44m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3 - 10' 6" x 6' 9" (3.20m x 2.06m)

Front aspect

Family Bathroom

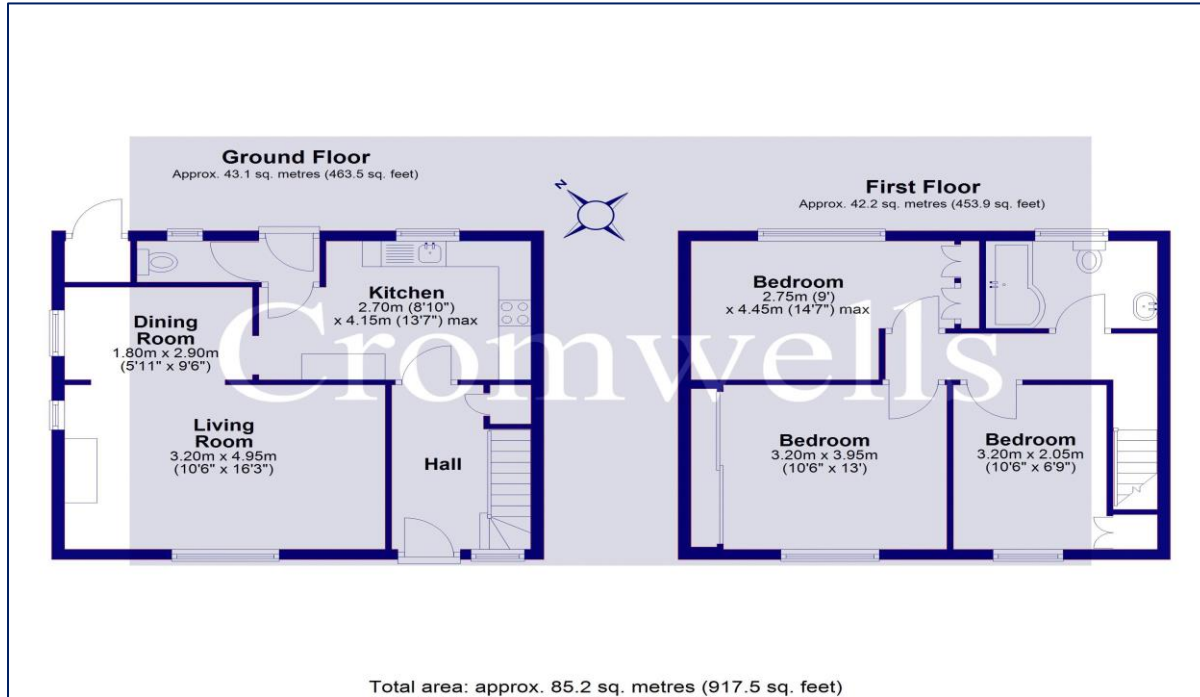
Rear aspect

Outside

Large Rear Garden

Driveway to front for off street parking





Council Tax - D
Local Authority: London Borough of Sutton
Tenure - Freehold



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Carshalton
Surrey
SM5 3NP



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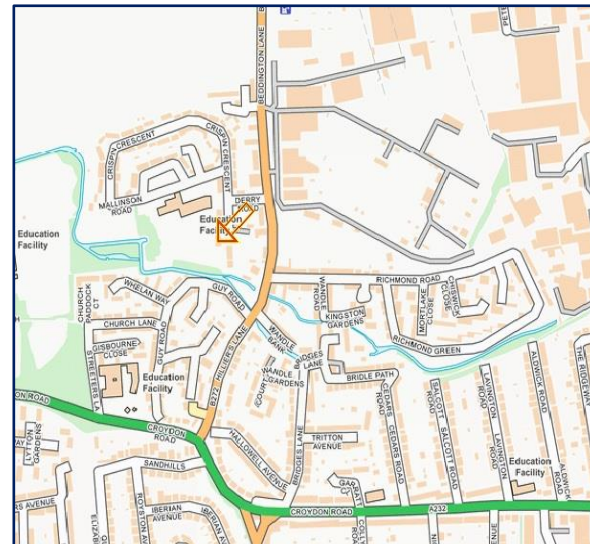


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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