



9 Hallowell Avenue, Croydon, London, CR0 4ST



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Guide price £500,000

**Cromwells**  
ESTATE AGENTS



## 9 Hallowell Avenue

Croydon, CR0 4ST

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Cromwells Wallington are pleased to offer this two double bedroom semi detached bungalow situated in a popular no through road in Beddington. The property benefits from a modern bathroom, a conservatory, a pretty rear garden, a detached garage an NO ONWARD CHAIN.

### Accommodation

Double glazed front door into

Entrance Hall

Radiator, laminate flooring, storage cupboard.

Bedroom One

Double glazed window to front aspect, radiator, range of fitted wardrobes with mirrored sliding doors, wood laminate flooring.

Bedroom Two

Double glazed bay window to front aspect, radiator, built-in wardrobes, double glazed window to side aspect, wood laminate flooring.

Bathroom

Modern suite comprising of panel enclosed bath with shower screen, thermostatic shower with rain shower





head and hand shower attachment, vanity wash handbasin with chrome mixer tap and storage cupboards below, WC, shaver point, heated towel rail, tiled walls, vinyl tiled floor, double glazed window to side aspect.

#### Kitchen

Range of white gloss fitted kitchen units and drawers, solid worksurface, inset 1 1/2 bow stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor hood above, space for undercounter fridge, freezer, space and plumbing for slimline dishwasher and washing machine, double glazed window to rear aspect, part glazed patio door leading out to garden.

#### Living Room

Feature fireplace with tiled hearth and mantelpiece, radiator, wood laminate flooring, double glazed French doors leading out to conservatory.



#### Conservatory

With radiator, fitted carpet, double glazed sliding door and second door leading up to garden.

#### Outside

##### Front

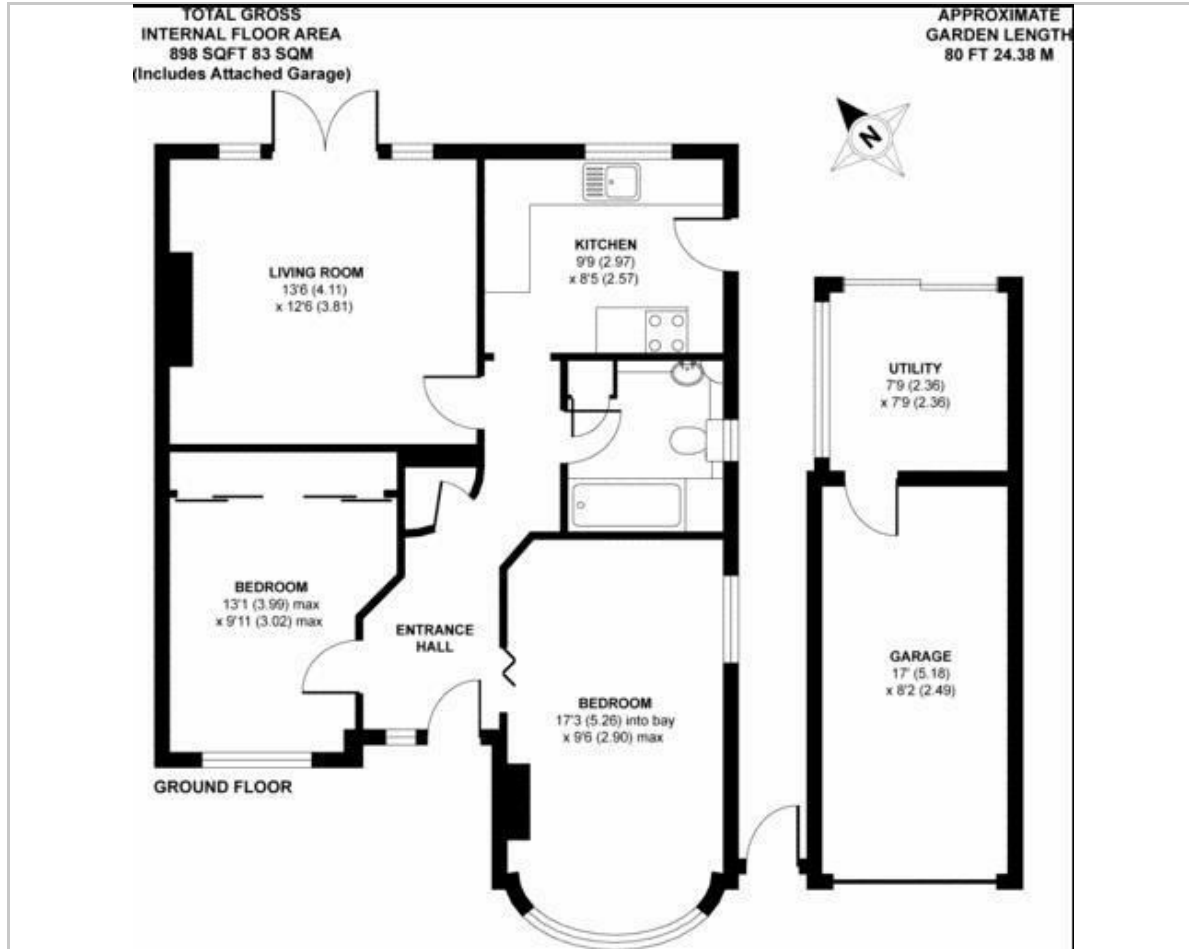
Paved driveway providing off street parking, raised border with shrubs and flowers.

##### Rear Garden

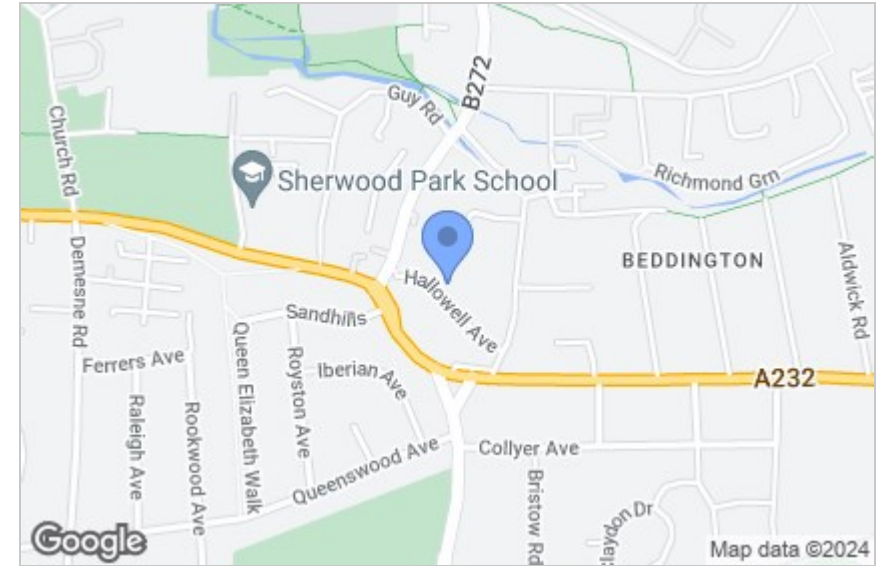
Lawn area, borders with shrubs and flowers, paved patio area, shed, fence enclosed.



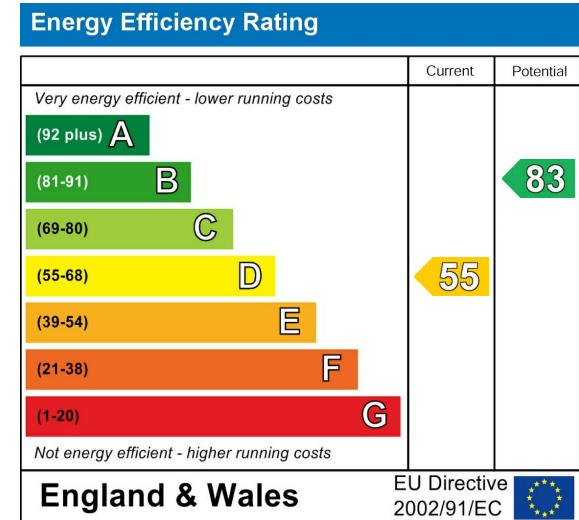
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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