



19 Richmond Road  
Beddington, CR0 4SQ  
Offers over £325,000



## 19 Richmond Road

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Cromwells Wallington are pleased to present this attractive period house, which is conveniently located within easy reach of Beddington Park, excellent primary schools, bus routes and Beddington Lane tram stop.

The property benefits from a modern kitchen and bathroom, two double bedrooms and a circa 80ft rear garden.

### Accommodation

UPVC double glazed front door to

Inner porch, tiled, step, wooden door to..

Living room/diner

UPVC double glazed window to front aspect, single panel radiator.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inset five ring gas hob with extractor fan above, integrated dishwasher, integrated fridge/freezer, integrated oven/grill, tiled effect vinyl flooring, wall mounted thermostat, cupboard housing boiler and electrical unit.

Downstairs bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low level push button flush WC, heated chrome towel rail,





decorative tiled flooring, obscure UPVC double glazed window to side aspect, fitted mirror cupboard.

Stairs to 1st floor landing

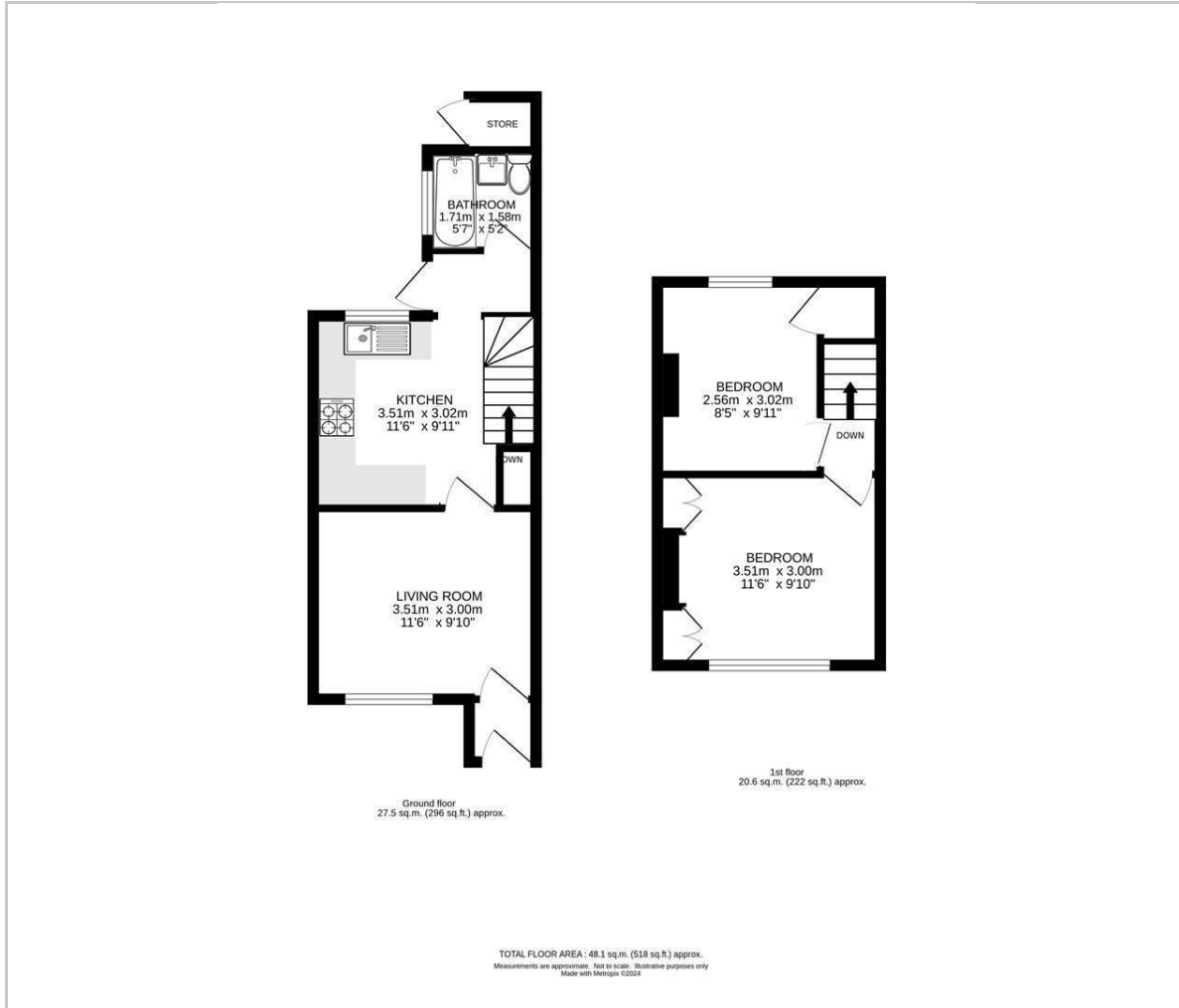
Bedroom, one  
UPVC double glazed window to front aspect, double panel radiator, stripped floorboards, fitted wardrobes.

Bedroom two  
UPVC double glazed window to rear aspect, fitted wardrobe and shelving with hanging rails, single panel radiator.



Rear garden - Approximately 80ft  
Large block paved patio area, leading to lawn section with mature shrubs bordering, garden shed, side access, outside tap, outside utility space with space and plumbing for washing machine/tumble dryer.

## Floor Plan



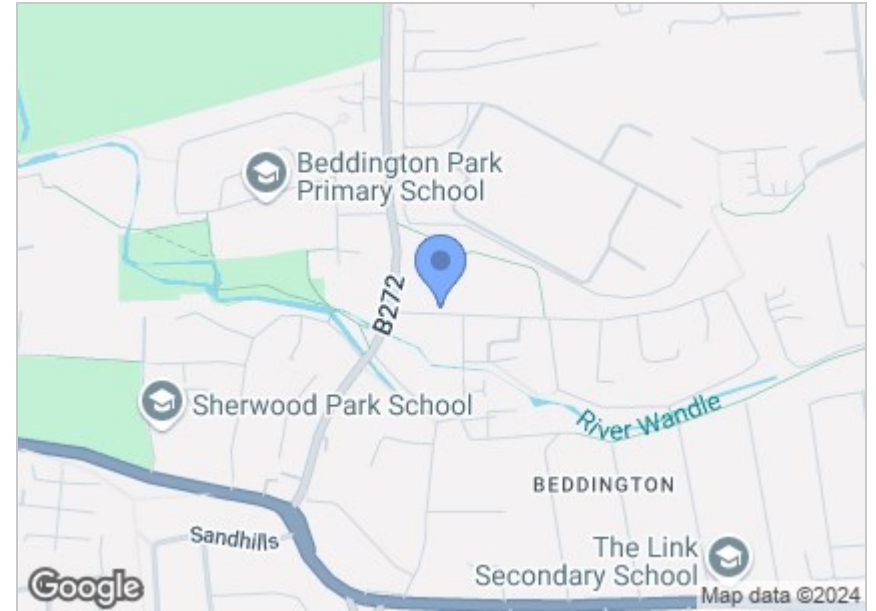
## Viewing

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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## Area Map



## Energy Efficiency Graph

