



20 Cherry Hill Gardens, Beddington, Croydon, CR0 4QL



£500,000

Cromwells
ESTATE AGENTS



20 Cherry Hill Gardens

Beddington Croydon, CR0 4QL

Nestled away in a popular residential cul-de-sac is this truly desirable and very spacious 3 bedroom terraced house, conveniently offered with no onward chain. Further benefits include, scope for extensions (stc), 2 large receptions, a fitted kitchen, large conservatory, 3 good size bedrooms, a large first floor bathroom, central heating, double glazing, off street parking plus a well established garden with patio area and outbuilding. Located for easy access to popular schools including Wlison's Grammar, Purley Way Retail Shopping Outlets, Waddon Rail Station, Bus Routes, Leisure Centre and much more!
Council Tax Band D. EPC Rating C



Accommodation

Double doors to enclosed porch.

Front door.

Hallway: Radiator, coving, casement window and under-stairs storage cupboard with meters and fusebox.

Reception 1: Radiator, coving, double glazed window and inter-connecting sliding doors to Reception 2.

Reception 2: Radiator, coving, double glazed sliding patio door to conservatory.





Kitchen: Fitted base and wall units, hob and electric oven, extractor hood, single drainer sink with mixer tap, plumbed for washing machine, space for fridge freezer, part tiled walls and Potterton Prima boiler.

Conservatory: Fitted base units, shelving, tiled floor, double glazed windows and double glazed french doors to garden.

Landing: Coving.

Bathroom: Panel bath with taps and Mira shower, shower curtain rail, hand wash basin with taps and vanity unit, low level WC, shaver and light point, stainless steel heated towel rail, airing cupboard, loft hatch with pull down ladder, part tiled walls, mirror, radiator and 2 double glazed windows.

Bedroom 1: Radiator, coving and double glazed bay window.

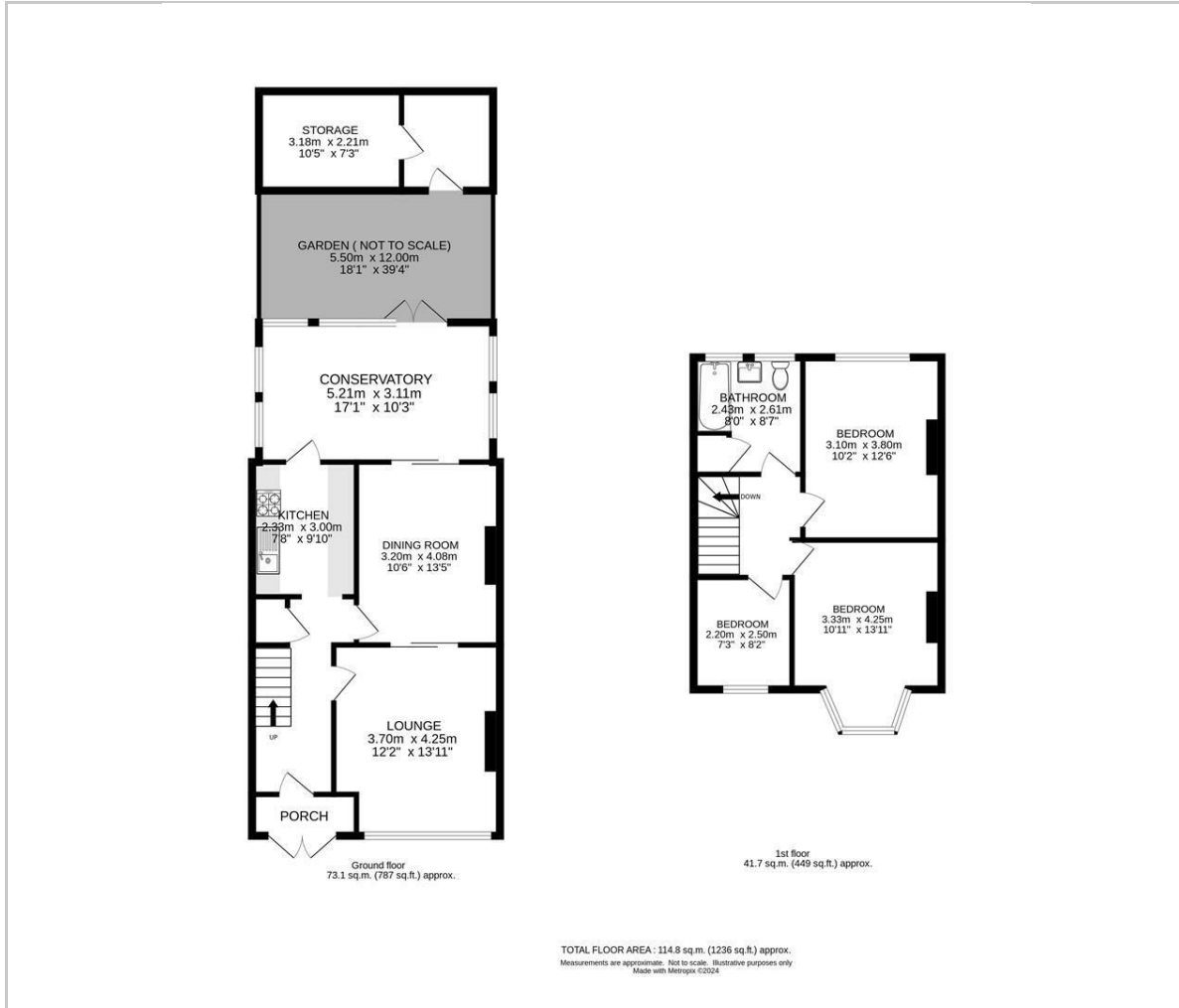
Bedroom 2: Radiator, coving and double glazed window.

Bedroom 3: Radiator, coving and double glazed window.

Garden: Lawn, paved patio, flowerbeds, apple tree and large shed.

Parking: Block paved off-street parking to front.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	