



5 Cedars Road, Beddington, CR0 4PU



Offers over £525,000

**Cromwells**  
ESTATE AGENTS





## 5 Cedars Road

Beddington, CR0 4PU

Offers over £525,000

Located in a desirable tree lined road in Beddington close to local shops, parks and transport links is this well presented three bedroom family home. The property offers great scope to extend (subject to relevant planning being granted), with a large garden and detached garage plus off street parking to the front.

Cedars Road is ideally situated for those commuting, with Waddon mainline train station within easy walking distance and various bus links nearby serving Croydon, Wallington and Sutton. Waddon Ponds offers local green space to enjoy, and Beddington Park is also less than a mile away.



### Accommodation

UPVC double glazed entrance porch  
Quarry tiled step, obscure UPVC double glazed front door to..

### Spacious entrance hall

Obscure UPVC double glazed window to front aspect, wood laminate flooring, single panel radiator, dado rail, under stairs storage cupboard.

### Lounge

Large UPVC double glazed window to front aspect, double panel radiator, open fireplace, wood laminate flooring, dado rail, picture rail, ceiling rose.

### Dining room

UPVC double glazed sliding door to rear aspect, single panel radiator, dado rail, wood laminate flooring.

### Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink







and chrome mixer tap, integrated dishwasher and washing machine, inlaid four ring gas hob with oven/grill below and extractor fan above, space for tall standing fridge/freezer, wall mounted combination boiler, UPVC double glazed window to rear aspect and door to side.

Stairs to 1st floor landing  
Obscure UPVC double glazed window to side aspect, loft access.

**Bedroom one**  
UPVC double glazed bay window to front aspect, single panel radiator, built-in wardrobes with sliding doors, picture rail.

**Bedroom two**  
UPVC double glazed window to rear aspect, wood laminate flooring, coved ceiling and ceiling rose, feature cast iron fireplace, single panel radiator.

**Bedroom three**  
UPVC double glazed window to front aspect, wood laminate flooring, single panel radiator, picture rail, fitted shelving unit..

**Bathroom**  
Large four piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower, pedestal wash handbasin with chrome taps, low-level push button flush WC, wood laminate flooring, part tiled walls, single panel radiator, obscure UPVC double glazed window to rear aspect.

**Rear garden (West facing)** Approximately 140ft  
Hard standing seating area leading to lawn section with shrubs bordering, garden shed, fence enclosed and gated side access.

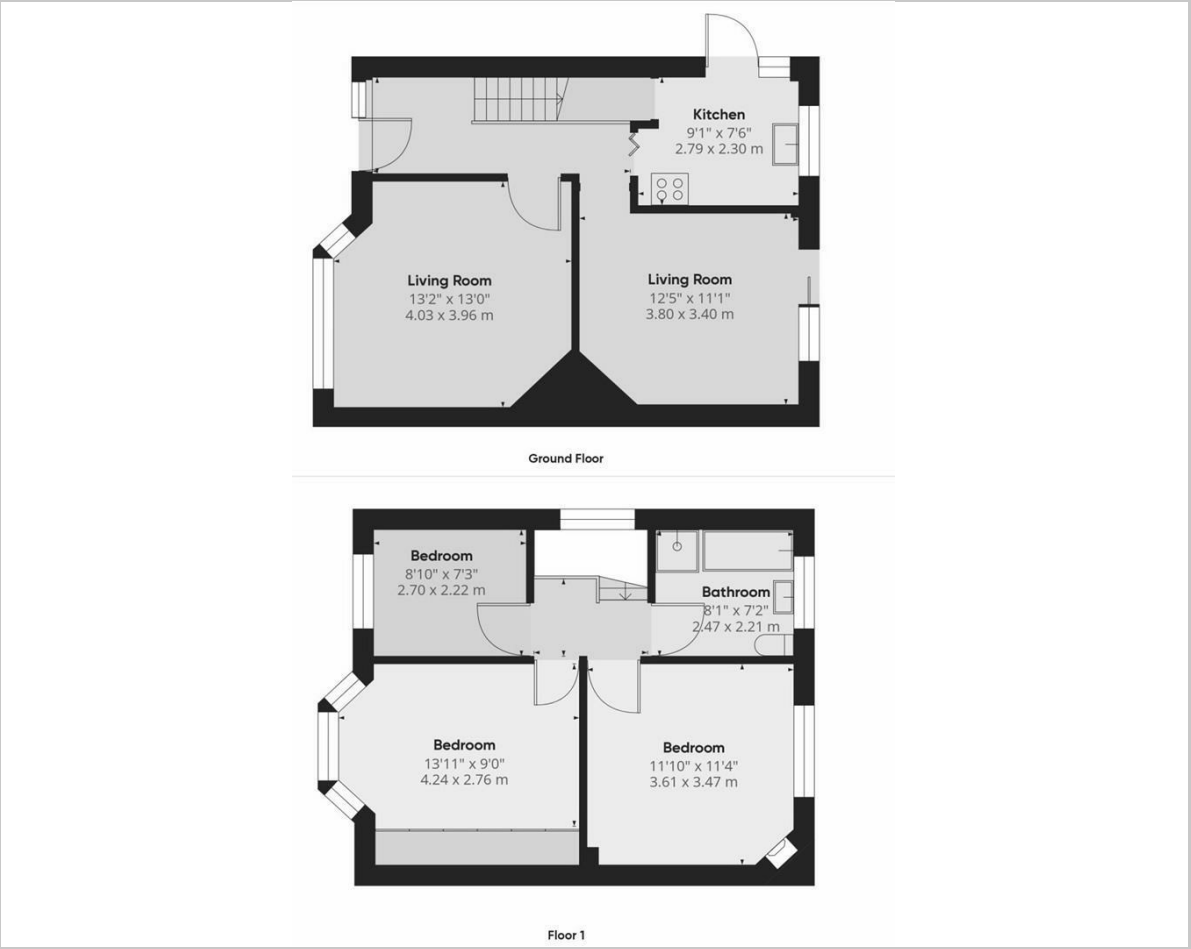
**Detached garage and work shop** at rear with gated vehicular access.

**Front**  
Block paved driveway providing off street parking.





Floor Plan

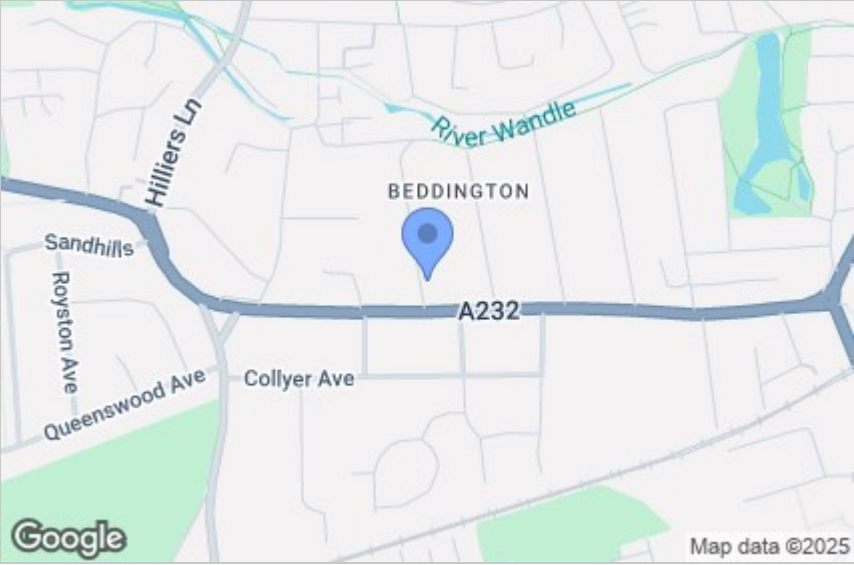


Viewing

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

