

11 Tritton Avenue, Beddington, CR0 4SS



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Guide price £680,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to offer this superbly presented four bedroom extended semi detached home, situated in a desirable cul-de-sac in Beddington, close to local shops and amenities, bus links and local parks. Ideally located for those looking to be close to both excellent primary and grammar schools, with Highview Primary, Wilsons Grammar School and Wallington County Grammar School both nearby.

This lovely property offers spacious accommodation for all the family, with an open plan lounge diner, a conservatory, a modern equipped kitchen and breakfast room and a downstairs WC with utility area. Upstairs there are four well proportioned bedrooms and two bathrooms over two floors. Outside there is a driveway providing ample off street parking at the front, a garage and a great sized rear garden which has been well maintained. A viewing is recommended to appreciate the size and space this property has to offer.

Accommodation
Double glazed entrance porch, front door into

Entrance Hall
Radiator with cover, laminate flooring, built-in under stairs storage .

Open plan Living Dining Room

Living Room
Radiator with covers, wood laminate flooring, double glazed bay window to front aspect

Dining Area
Feature fireplace, wood laminate flooring, radiator with cover, double glazed window and sliding doors leading into the conservatory

Kitchen Breakfast Room
Range of modern white gloss fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, two integrated ovens, gas and induction hob with chrome extractor hood above, integrated microwave, breakfast bar, integrated fridge, freezer and dishwasher, cupboard housing 'Worcester' boiler, modern column radiator, tiled splashback, laminate flooring, double glazed window to rear aspect.

Utility Area
With space and plumbing for washing machine and dryer, built-in wall units, door access to garage

Downstairs WC
Vanity wash handbasin with chrome mixer tap and storage below, enclosed WC, extractor fan, electric heater, laminate flooring.

Conservatory
Double glazed windows and French doors leading out to garden, laminate flooring, radiator .

Stairs to 1st floor landing
Double glazed obscure window to side aspect

Bedroom One
Radiator, fitted carpet, double glazed bay window to front aspect

Bedroom Two
Radiator, fitted carpet, double glazed window to rear aspect

Bedroom Three

Radiator, fitted carpet, double glazed bay window to front aspect

Bathroom
Modern suite comprising of tiled enclosed bath with chrome mixer tap and hand shower attachment, corner shower cubicle with sliding doors, thermostatic shower, vanity wash handbasin with chrome mixer tap and storage below, WC, heated chrome towel rail, tiled walls, vinyl flooring, double glazed obscure window to side and rear aspect.

Stairs to 2nd floor landing
Large eaves storage cupboard

Bedroom Four
Radiator, fitted carpet, large eaves storage, Velux window, double glazed window to rear aspect

En-suite Shower Room
Shower cubicle with sliding door, electric shower, vanity wash handbasin with chrome mixer tap and storage below, WC, radiator, tiled walls, vinyl flooring, double glazed window to rear aspect

Outside

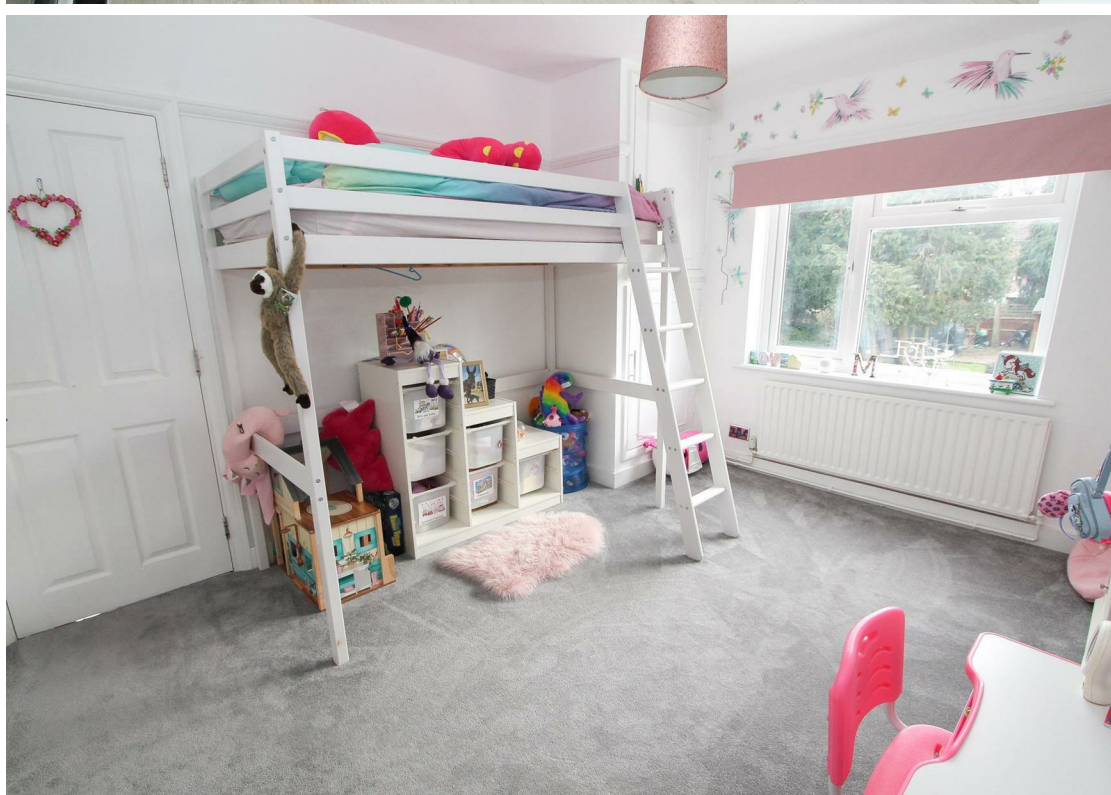
Front
Paved driveway with off street parking, garage.

Rear Garden
Well maintained garden comprising large lawn area, borders with mature shrubs and flowers, pond, decking area, summerhouse (with power), garden shed.

BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

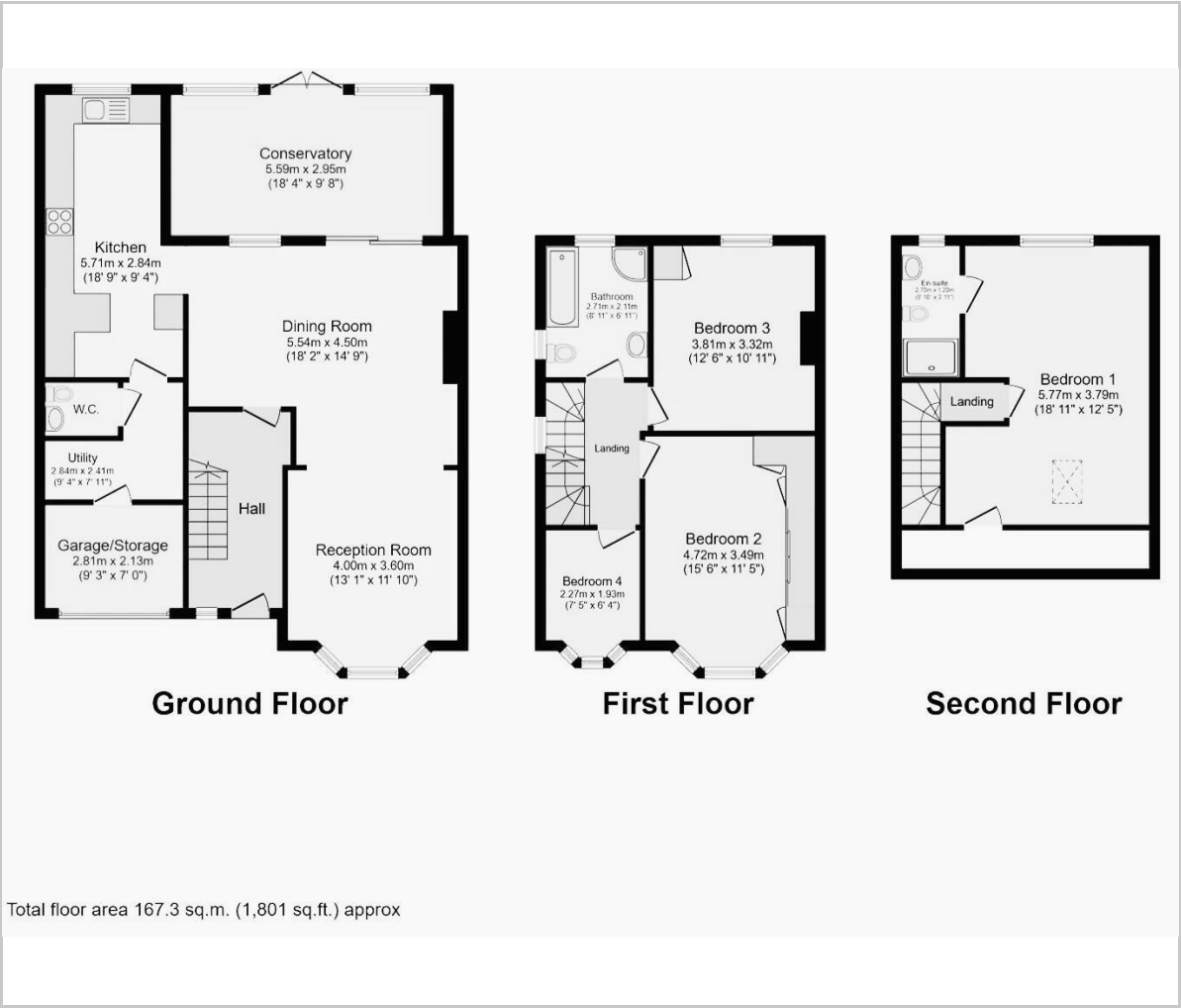








Floor Plan

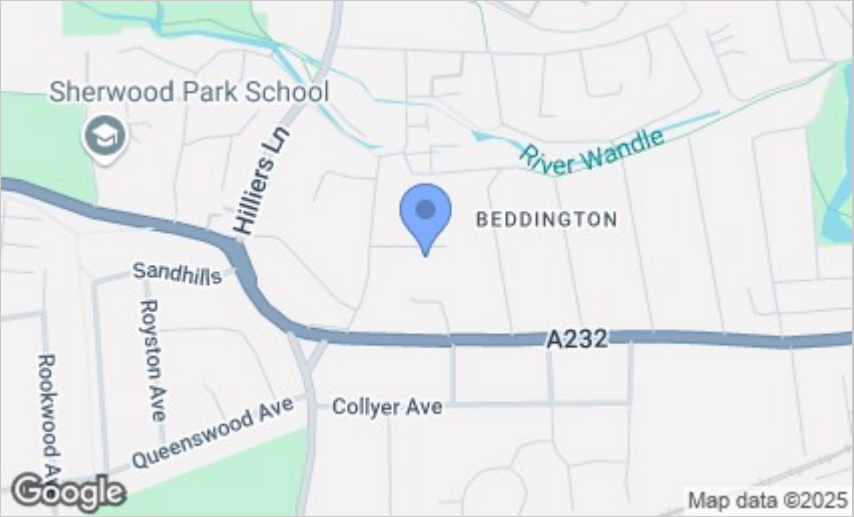


Viewing

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

