



33a Merebank Lane
Croydon, CR0 4NP
Guide price £325,000



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**** NO ONWARD CHAIN**** Cromwells Wallington are pleased to offer this lovely two bedroom first floor maisonette which offers spacious room sizes, a great sized private garden, two double bedrooms, a bright and airy lounge with dual aspect windows, and gas central heating. Other benefits are a long lease and only peppercorn ground rent.

It is ideally situated for those looking to be close to transport links, with Waddon train station only a short walk away with good links into Central London, and various bus links serving Wallington, Croydon, Purley and beyond. There are a large variety of local shops available as well as Waddon Leisure Centre.

A viewing is highly advised to appreciate the size and space of this lovely home!

Accommodation

Double glazed porch, UPVC part glazed door leading into Entrance Hall. Stairs to first floor landing.

Living/Dining Room

Coved ceiling, fitted carpet, feature fireplace, radiator, UPVC double glazed windows to front and side aspect.

Kitchen

Laminate worksurface with drawers and cupboards below, matching wall units above, 1.5 bowl stainless steel sink with chrome mixer tap, space for cooker, integrated dishwasher, washing machine, and tall fridge/freezer, tiled splashback, laminate floor, UPVC double glazed windows to side and rear aspect.

Bedroom One





Fitted carpet, radiator, UPVC double glazed window to side aspect.

Bedroom Two

Fitted carpet, radiator, UPVC double glazed window to side aspect.

Bathroom

Panel enclosed bath with chrome mixer tap and separate shower head attachment, vanity wash hand basin with fitted cupboards below, low level push button WC, heated chrome towel rail, airing cupboard, tiled walls, tiled floor, double glazed window to rear aspect.

Outside

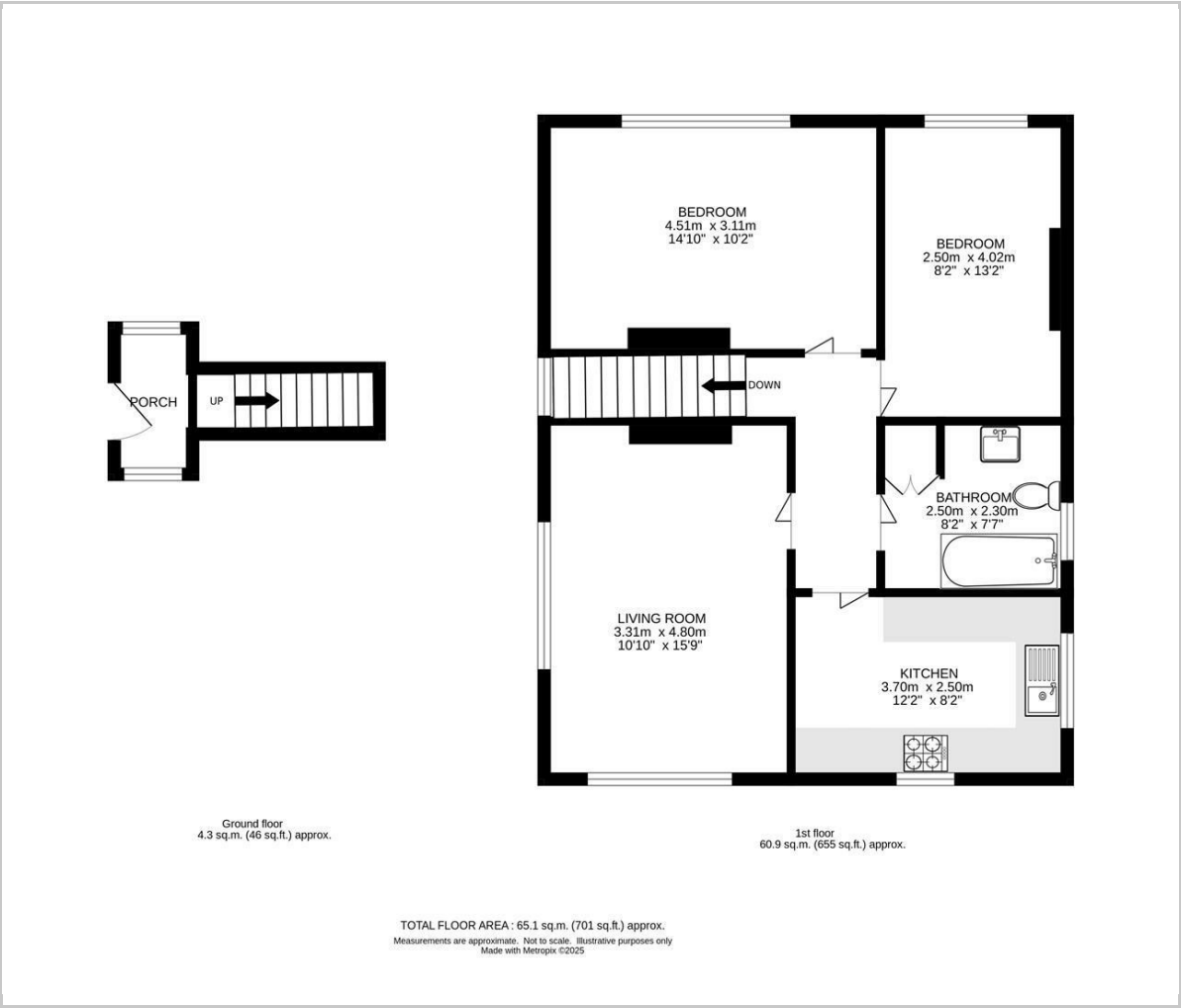
Access to garden through side pathway, mainly laid to lawn with borders with shrubs and flowers, small pond, paved patio area, summerhouse, shed, greenhouse.



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

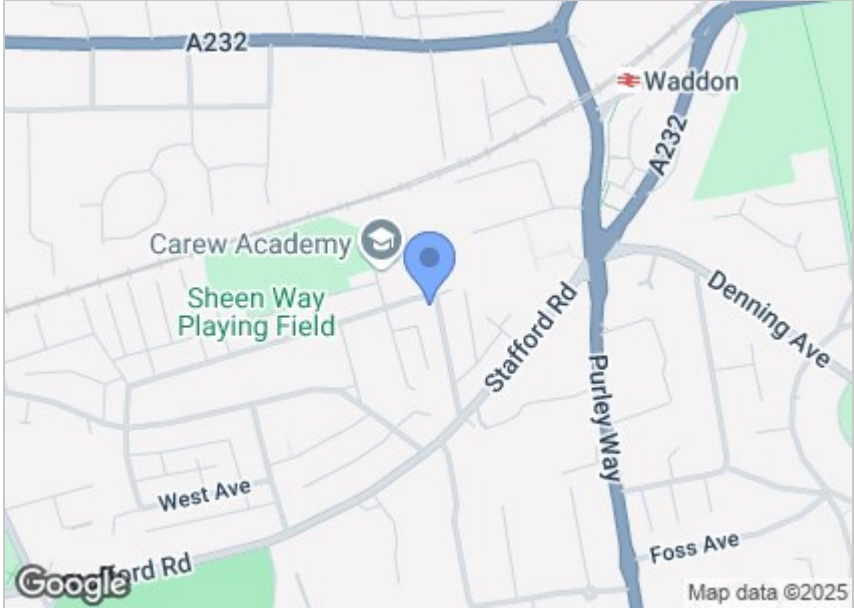


Viewing

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

