



16 Wandle Side, Croydon, CR0 4JY



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£425,000

Cromwells  
ESTATE AGENTS







Cromwells Wallington are delighted to offer this popular style three bedroom terraced family home, located directly opposite Waddon Ponds with pretty views.

The property benefits from two reception rooms, a detached garage and NO ONWARD CHAIN.

#### Accommodation

UPVC double glazed entrance porch

Obscure glazed wooden front door to..

#### Entrance hall

Feature stained glass windows to front aspect, plate rack, under stairs storage cupboard.

#### Lounge

UPVC double glazed window to front aspect, picture rail, coved ceiling.

#### Dining room

UPVC double glazed doors to rear aspect, picture rail, coved ceiling.

#### Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and chrome mixer tap, space for cooker, space and plumbing for washing machine, tiled splash back, UPVC double glazed window and door to rear aspect.

#### Utility room

UPVC double glazed sliding door to rear aspect, space and plumbing for washing machine.

#### Stairs to 1st floor landing

Loft access with pull down ladder.

#### Bedroom one

UPVC double glazed bay window to front aspect, fitted wardrobes with sliding doors.

#### Bedroom two

UPVC double glazed window to rear aspect, fitted wardrobes.

#### Bedroom three

UPVC double glazed window to front aspect, fitted wardrobes.

#### Bathroom

Three-piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, pedestal wash hand basin with chrome taps, low-level flush WC, tiled walls.

#### Rear garden

Patio area with footpath to rear, fence enclosed, garden shed.

#### Detached garage

Electric roller shutter door, power and light, further hardstanding area at rear for parking.

#### Entrance Hall

Living Room: 15'2 x 11'10 (4.63m x 3.61m)

Dining Room: 12'9 x 11'10 (3.89m x 3.61m)

Kitchen: 9'4 x 5'4 (2.85m x 1.63m)

#### Lean-To

#### Landing

Bedroom 1: 13'9 x 10'5 (4.19m x 3.18m)

Bedroom 2: 12'7 x 10'6 (3.84m x 3.20m)

Bedroom 3: 8'4 x 5'9 (2.54m x 1.75m)

#### Bathroom

#### Front Garden

#### Garage

#### Off-Road Parking

#### Rear Garden

#### 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.



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Area Map

Energy Performance Graph

