



Nicholas Road, Beddington CR0 4QS

A chain free three bedroom semi Detached house with off street parking in a desirable cul-de-sac setting

£500,000
GUIDE PRICE

Description

Situated on the desirable Nicholas Road in Beddington, this three-bedroom semi-detached family home offers huge potential for buyers seeking a property to refurbish and style to their own taste.

The ground floor currently comprises an entrance hallway, spacious through-lounge, kitchen, a ground floor WC and access to the rear garden. Upstairs, there are two good-sized double bedrooms, a further single bedroom, and a family shower room.



X 3



X 1



Key Features

- **Chain Free**
- **'Located in a Cul- De -Sac**
- **Semi-Detached – Positioned in a sought-after residential road.**
- **Three Bedrooms – Well-proportioned family accommodation.**
- **Garage & Off-Street Parking – Private driveway and additional storage.**
- **Generous Rear Garden**
- **Double Glazing and Gas Central Heating**

Externally, the property benefits from a handsome front garden, a garage with power and a private driveway providing ample off-street parking. The rear garden offers a wonderful outdoor space and scope for future extension (subject to planning permission).

This home is offered to the market chain free, providing a straightforward purchase.



Green Spaces & Amenities

- **Beddington Park** – Open parkland with riverside walks, pavillion and children's play areas.
- Close proximity to Wallington and Croydon town centres, offering a wide range of shops, restaurants, and leisure facilities.

Transport Links:

- Convenient access to **Waddon railway station** - Direct trains to London.
- Local **bus services** to Croydon and Sutton.
- Easy road access to the **A23 and A232**.

Schools

- Beddington Infants' School (Ofsted: Good)
- Wallington County Grammer School (Ofsted: Outstanding)
- Wilson's School (Ofsted: Outstanding)

Property Summary

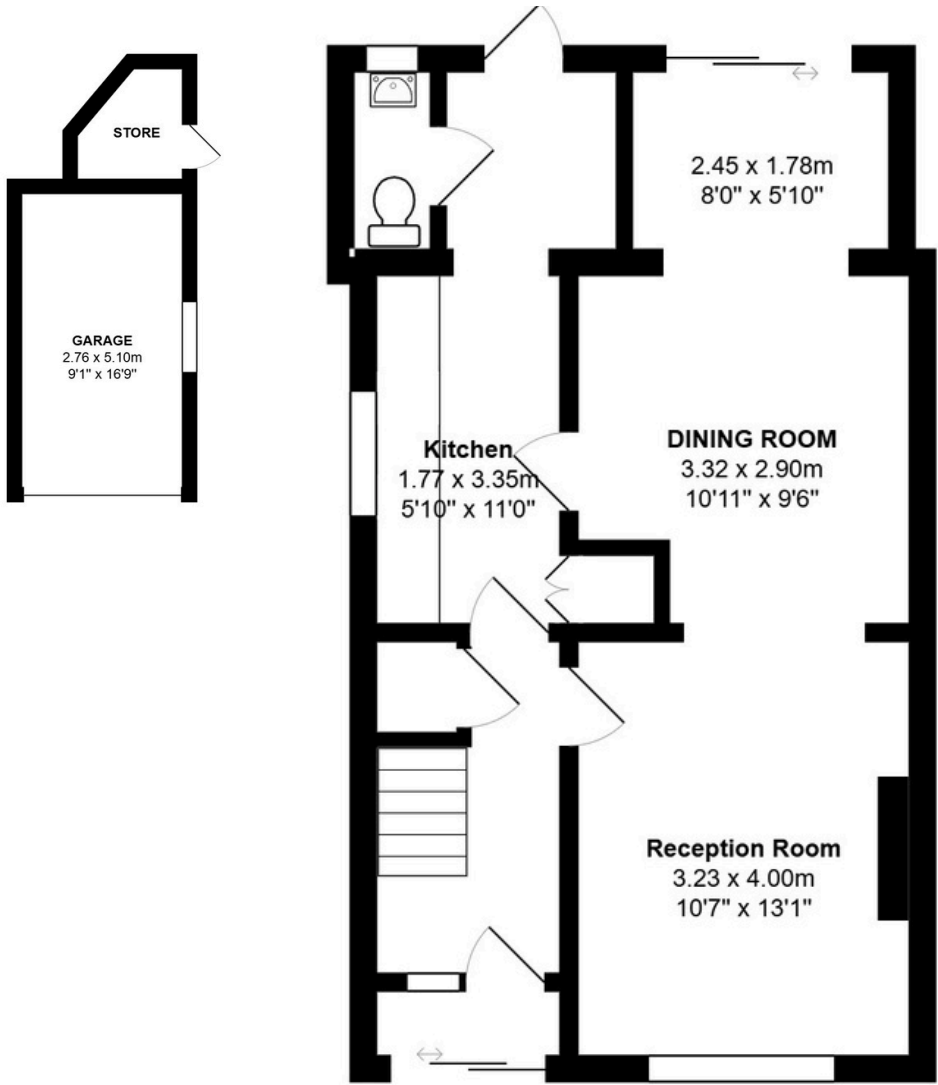
- **Internal Area:** Total Area 106.2 m2 (1143 ft2)
- **EPC Rating:** Rating C



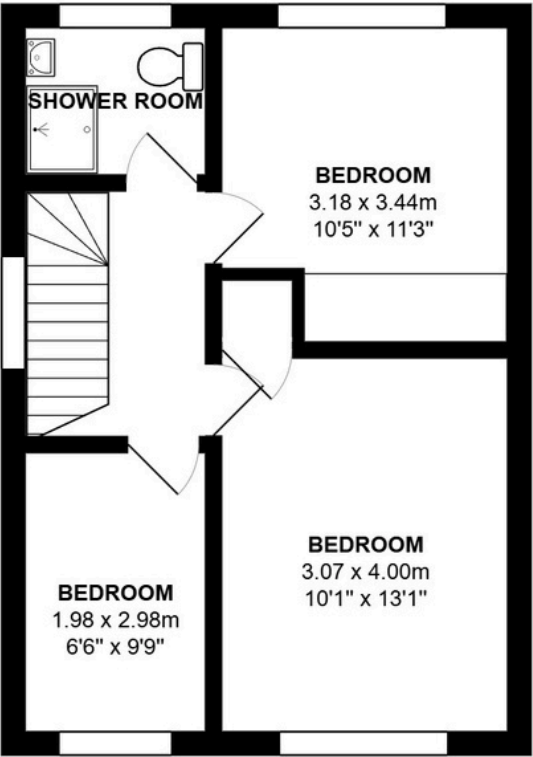


Floor Plan & EPC

Total Area: 106.2 m² ... 1143 ft²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





To View Contact



0208 766 0123



www.hnfproperty.com
enquiries@hnfproperty.com



HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property

