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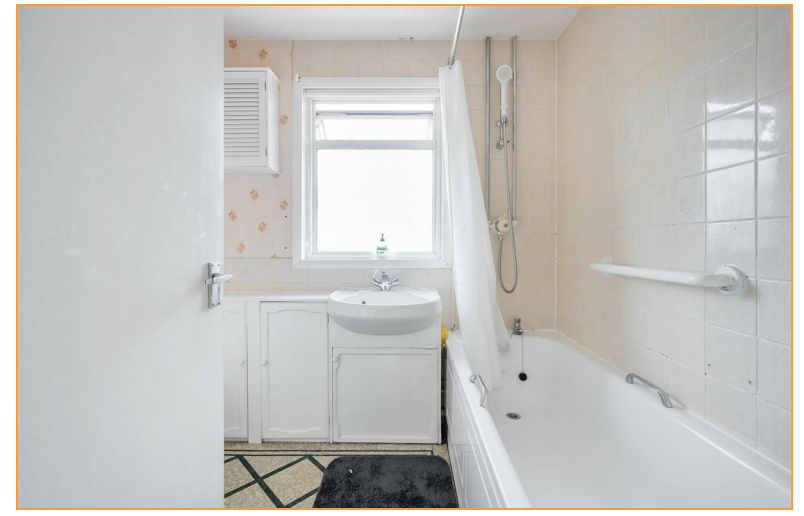


58 Chiswick Close

Croydon, CR0 4SY

Price Guide £425,000

Silverman Black is delighted to offer this spacious three bedroom end terrace house located on a small development in Beddington. Being offered with full vacant possession and no onwards chain, the property offers generous and well proportioned living accommodation which comprises a large, south facing living room at the rear of the property with a sizable kitchen facility, an enclosed storm porch and a cloakroom on the ground floor, with three good size bedrooms and the family bathroom on the first floor level. Externally, there is a small formal front garden, whilst to the rear the property enjoys a sunny rear garden and a large side-plot which opens up the possibility of extending the property (STPP) if required. We are informed by the vendor that there has been previous planning approval for an extension and, although this has now lapsed, it is possible that it could be reinstated - plus the property is still in its original configuration, so some extension work could be undertaken under current permitted development allowances. The rear garden, which is currently largely paved for ease of maintenance, enjoys a bright southerly aspect - perfect for BBQs, parties, children and pets! Other benefits include gas/radiator central heating, double glazing and parking facilities at the front - with spaces allocated by the Management Agent. In terms of local facilities, Waddon BR station is only 0.9 miles on foot (a 20 minute walk) with trains giving access to both London Bridge and London Victoria stations. There is a large Asda Supermarket just under a mile away, with the Valley Park retail area (which incorporates a large IKEA, B&Q, Morrisons, a multiplex cinema and numerous other recreational and restaurant facilities) only a five minute drive away. In terms of local schools, the area is part of the London Borough of Sutton, so the exceptional educational facilities of this borough are available. Viewing of this well presented home is highly recommended



- A spacious and well presented three bedroom end terrace family home located on small development in Beddington
- Accommodation comprises a generously proportioned living room, a good size kitchen and WC on the ground floor, with three bedrooms and a family bathroom upstairs
- Private rear and side gardens which enjoy a sunny southerly aspect - perfect for BBQs and al-fresco dining in the summer months
- Generous side plot garden affords some potential for extension - either with planning or under permitted development regulations
- Gas/Radiator heating, double glazing, residents parking (space to be allocated by the management company)
- Freehold; EPC rating "D" (58/76); Council Tax Band "D" (Sutton); private development Service Charge of c £180 pa
- Vacant possession with no onward chain
- Waddon BR station - affording access to East Croydon, London Victoria & London Bridge stations is about 20 minutes walk away (0.9 miles)
- Five minutes drive to the Valley Park retail area - including Asda, Ikea, B&Q plus numerous food and recreational facilities
- Access to the exceptional educational facilities of the London Borough of Sutton

