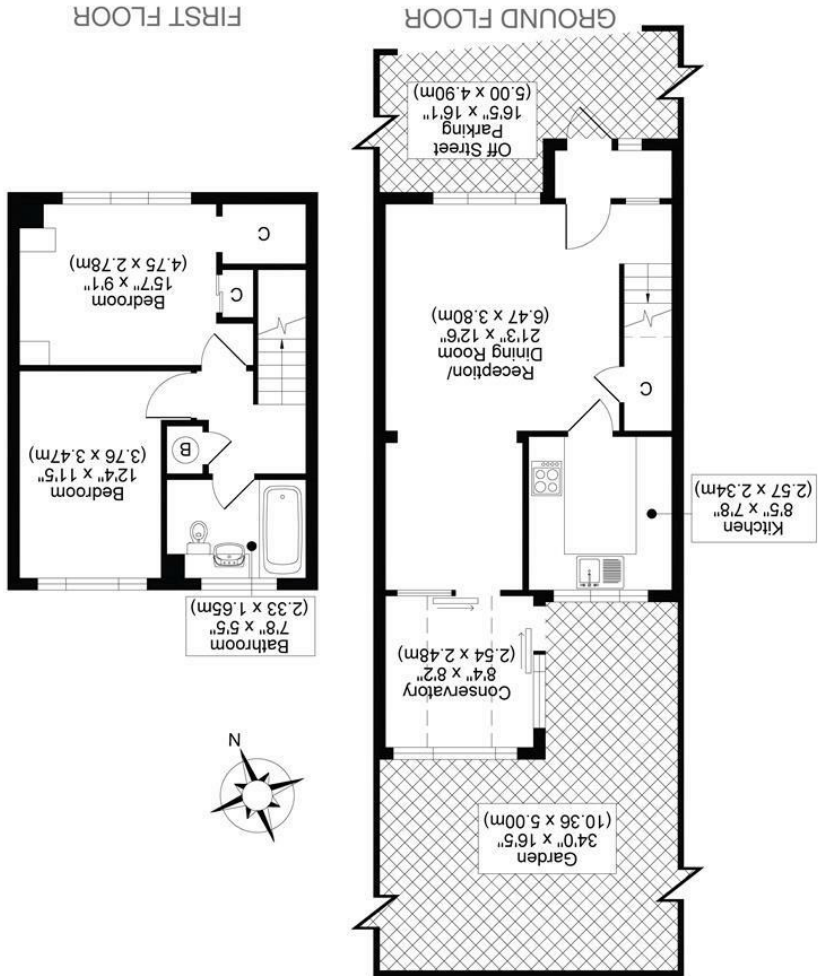


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CHISWICK CLOSE, CR0  
TOTAL APPROX FLOOR PLAN AREA 748 SQ.FT (69 SQ.M)





## 46 Chiswick Close

Croydon, CR0 4SY

Price Guide £399,000

Silverman Black is delighted to offer this spacious and well presented two bedroom terraced property positioned in a small private cul-de-sac just off Richmond Road in Beddington. The property, which has been recently redecorated, affords well proportioned ground floor accommodation incorporating an enclosed storm porch at the front which opens to a substantial open plan living/dining room, a separate kitchen facility and a good size, south facing conservatory to the rear. On the first floor, there are two generous double bedrooms and a family bathroom with a refitted white suite. Externally, the property has off street block-paved parking for 1 - 2 vehicles at the front of the house and a 35 ft sunny south facing garden to the rear - which has been landscaped and largely paved for ease of maintenance, and which also incorporates a sizable timber shed. Other benefits include ample storage, gas/radiator central heating and double glazed windows and doors throughout - giving the property an EPC rating of "C" currently. In terms of local facilities, Waddon BR station is just 0.9 miles away (20 minutes walk) giving access to Wallington & Epsom to the south and East Croydon and both London Bridge and London Victoria stations to the north. The wide open spaces of Beddington Park are less than half a mile away (10 minutes walk) in the opposite direction. In terms of local schools, Beddington Park Primary School and Sherwood Park Schools are both within roughly half a mile - whilst there are a wide variety of shops, bars, restaurants and recreational facilities within the Valley Retail Park which is about 0.75 miles distant and at the Purley Way retail area which includes M&S, Sainsbury, Furniture Village, Next, Currys and many more stores - which is a five minute walk away. Viewing of this well presented two bedroom house is highly recommended - so call today to make an appointment to visit!



- A spacious and well presented two bedroom terraced house located in a private cul-de-sac
- Accommodation comprises: Porch, Living/Dining Room, Kitchen, Conservatory, Two good size Double Bedrooms, Bathroom
- Private block-paved parking area for 1 - 2 vehicles; south facing landscaped easy maintenance rear garden
- Ample storage, double glazed windows and doors, gas/radiator central heating
- Freehold, London Borough of Sutton Council Tax - Band "C"; EPC rating "C" (74/82)
- 0.9 miles walk to Waddon BR station - affording access to Wallington, Epsom, East Croydon and both London Victoria and London Bridge stations
- Half a mile (10 minutes walk) to Beddington Park and both Sherwood Park School and Beddington Park Primary School
- 0.75 miles to the shops, bars and recreational facilities of the Valley Park Retail area; 5 minutes walk to Purley Way retail area with myriad stores including M&S, Next, Sainsbury & Currys
- Viewing highly recommended - call today to book your appointment to visit.

