



12 Tritton Avenue, Beddington, Croydon, CR0 4SS



4



2



2

Offers in excess of
£670,000

Cromwells
ESTATE AGENTS



12 Tritton Avenue, Beddington, CR0 4SS

Cromwells Wallington are pleased to offer a chance to acquire this beautifully presented four bedroom extended semi detached home, situated in a desirable cul-de-sac in Beddington, close to local shops and amenities, bus links and local parks. Ideally located for those looking to be close to excellent grammar schools, with Wilsons Grammar School and Wallington County Grammar School both nearby.

This lovely property offers spacious accommodation for all the family, with an open plan lounge diner, a conservatory, a modern equipped kitchen and a downstairs WC on the ground floor. Upstairs there are four well proportioned bedrooms and two family bathrooms. Outside there is large driveway providing ample off street parking at the front, and a great sized rear garden which has been well maintained. A viewing is recommended to appreciate the size and space this property has to offer.

Accommodation
Solid oak front door leading into

Entrance Hall
Panelled radiator, under stairs storage cupboard, wood laminate flooring.

Open Plan Living Dining Room
Coved ceiling, vertical radiators, gas fireplace, fitted carpet, UPVC double glazed bay window to front aspect with bespoke fitted plantation shutters, double glazed window and door to conservatory.

Conservatory
Wood laminate flooring, UPVC double glazed patio door leading out to garden.

Kitchen Breakfast Room
Range of fitted units with matching drawers and units below, quartz worksurface, inset 1 1/2 hours stainless steel sink with chrome mixer tap, space for cooker with chrome extractor hood above, integrated dishwasher, space and plumbing for washing machine, space for tall fridge freezer, vertical radiator, under stairs pantry, tiled floor, double glazed windows and patio door to garden.

Additional storage area with built-in shelving and sliding doors, door to garage.

Downstairs WC
Panelled radiator, wall mounted wash hand basin with chrome mixer tap and storage below, low-level pushbutton flush WC, wood laminate flooring.

Stairs to 1st floor hallway, loft access.

Bedroom One
Coved ceiling, panelled radiator, fitted carpet, UPVC double glazed bay window to front aspect.

Bedroom Two
Built-in wardrobe, panelled radiator, laminate flooring, UPVC double glazed window to rear aspect.

Bedroom Three
Radiator, fitted carpet, UPVC double glazed window to front aspect.

Bathroom
Bath with shower screen and wall mounted chrome mixer tap, electric 'Triton' shower, wall mounted wash hand basin with chrome mixer tap, heated chrome towel rail, part tiled walls, tiled floor.

Separate WC
Part tiled walls, low level pushbutton flush WC, tiled floor.

Bedroom Four
Built-in wardrobe, panelled radiator, wood laminate flooring, UPVC double glazed window to front aspect.

Shower Room
Tiled walk in shower cubicle with thermostatic shower, vanity wash hand basin with chrome mixer tap and storage below, shaver point, low-level pushbutton flush WC, panelled radiator, UPVC double glazed window to rear aspect, laminate floor.

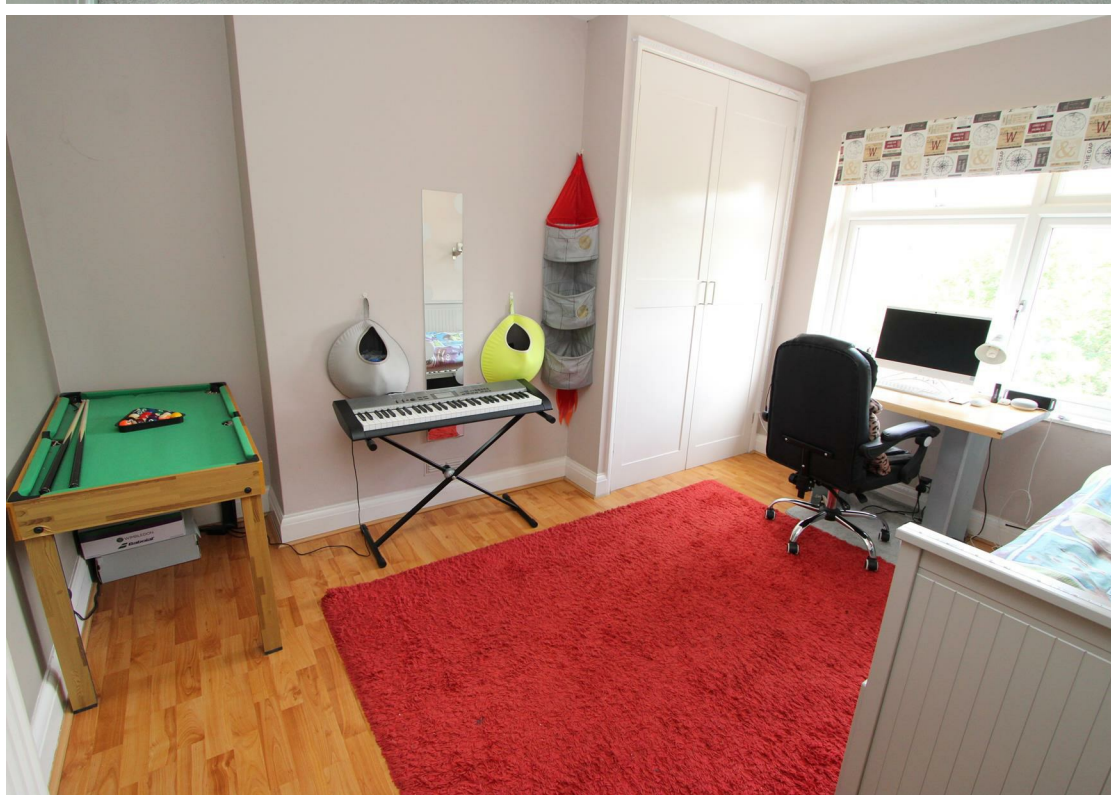
To the front
Block paved driveway with off street parking for three cars, garage with up and over door.

Rear Garden
Mainly laid to lawn with borders, shrubs and flowers, paved patio area, shed, pond, fence enclosed.

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

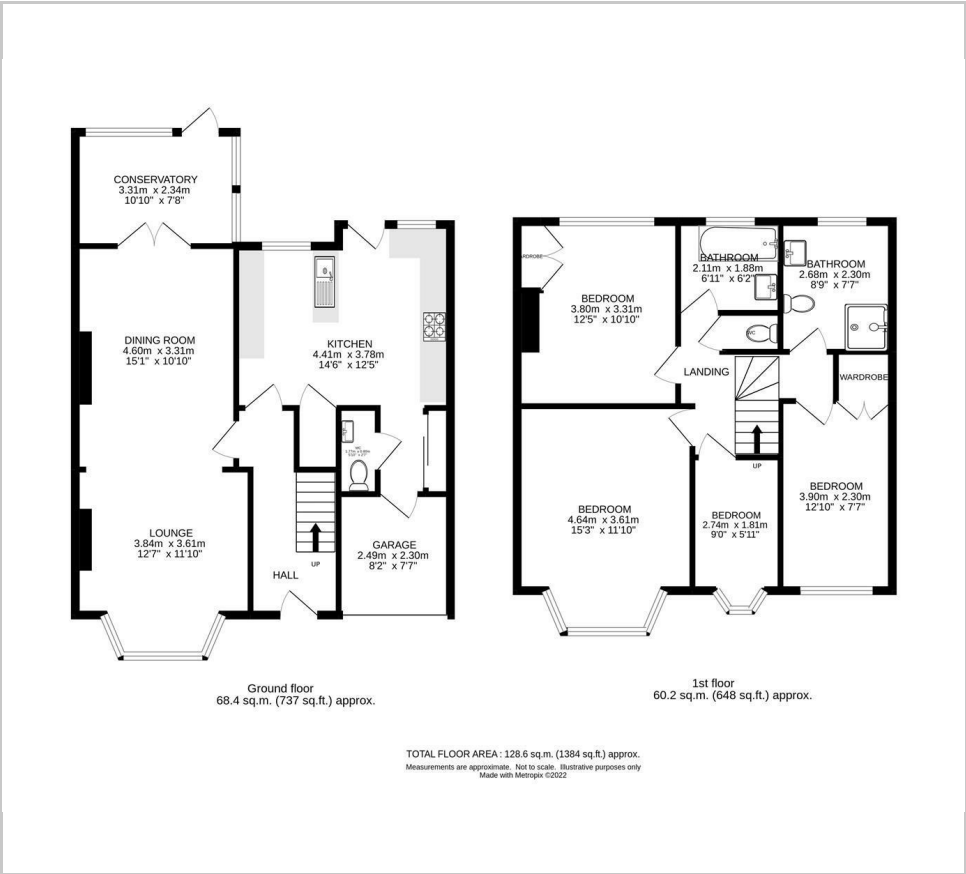






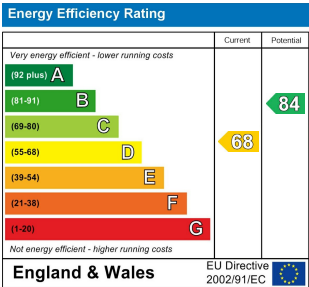


Floor Plan



Additional Information

- Lived for 8.5 years
- Boiler - kitchen, 2019 combi & serviced
- V is responsible for right hand side fence
- All windows changed
- Added the utility & downstairs WC & redecorated



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.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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.