



"Ellerslie" Hilliers Lane, Beddington, CR0 4SU



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Guide price £520,000

Cromwells  
ESTATE AGENTS



# "Ellerslie" Hilliers Lane, Beddington, CR0 4SU

Cromwells Wallington are delighted to offer this well presented three bedroom extended family home. The property offers modern open plan living, a pretty rear garden and a detached garage.

Hilliers Lane is well located for access to Waddon Train Station, trams, with links into London, as well as the shops along Purley Way and Valley Park. A number of good local schools including several grammar schools are nearby, with Wallington and its array of shops and cafes a short walk away, as well as being adjacent to the historic Beddington Park.

## Accommodation

Covered entrance

Obscure double glazed composite front door to...

## Spacious entrance hall

Obscure UPVC double glazed window to front aspect, wood laminate flooring, double panel radiator, under stairs storage cupboard.

## Lounge

UPVC double glazed bay window to front aspect, fitted plantation shutters, double panel radiator, open fireplace with brick surround, wood laminate flooring, coved ceiling and ceiling rose.

## Kitchen area

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, breakfast bar area, space and plumbing for washing machine and dishwasher, space for American style fridge/freezer, tiled flooring, double panel radiators.

## Dining area

UPVC double glazed windows and doors to rear aspect, tiled flooring, modern radiator.

## Said to the first floor landing

Obscure UPVC double glazed window to side aspect, loft access.

## Bedroom one

UPVC double glazed bay window to front aspect, fitted plantation shutters, double panel radiator, fitted wardrobe space with hanging rail.

## Bedroom two

UPVC double glazed window to rear aspect, fitted plantation shutters, double panel radiator, built in wardrobe.

## Bedroom three

UPVC double glazed window to front aspect, plantation shutters, single panel radiator.

## Bathroom

Three piece suite comprising panel enclosed bath with chrome taps and thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, tiled effect flooring, double panel radiator, storage cupboard, tiled walls, obscure UPVC double glazed window to rear aspects.

## Rear garden

Decking area with paved footpath to rear, lawn section with mature shrubs bordering, outside tap, fence enclosed, gated rear access.

## Detached garage

Power and lighting with up/over door at rear.

## 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





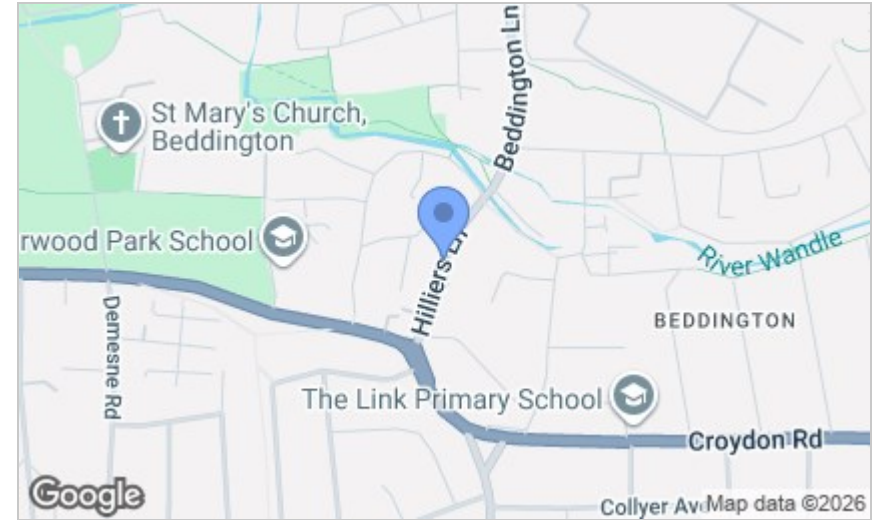




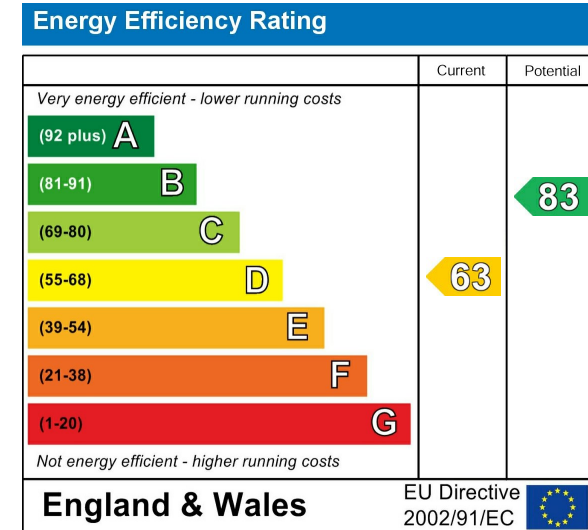
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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