



37 Merebank Lane, Croydon, CR0 4NP



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Offers over £500,000

Cromwells
ESTATE AGENTS



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SIMPLY STUNNING!!! Cromwells Wallington are delighted to offer this immaculately presented three bedroom extended family home. The property benefits from modern open plan living, a modern bathroom suite, pretty rear and front gardens as well as ample off street parking.

It is ideally situated for those looking to be close to transport links, with Waddon train station only a short walk away with good links into Central London, and various bus links serving Wallington, Croydon, Purley and beyond. There are a large variety of local shops available as well as Waddon Leisure Centre.

Accommodation
Obscure double glazed composite front door to..

Entrance entrance hall
Tiled flooring, fitted storage cupboard, double panel radiator.

Lounge
UPVC double glazed window to front aspect, two double panelled radiators, wood flooring, open plan to..

Dining area
UPVC double glazed windows and patio doors to rear aspect, vinyl wood effect flooring, double panel radiator, fitted storage unit.

Kitchen
Range fitted gloss wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and chrome mixer tap, space for large gas range cooker, integrated dishwasher and washing machine, tiled flooring, tiled splash back.

Downstairs bathroom
Modern suite comprising panel enclosed bath with mixer tap and thermostatic shower with hand attachment, wash hand basin with mixer tap and storage cupboards below, low-level push button flush WC, tiled walls, tiled flooring with underfloor heating, extract fan, heated chrome towel rail, obscure UPVC double glazed window to front aspect.

Stairs to 1st floor landing
UPVC double glazed window to rear aspect, loft access, fitted storage cupboard.

Bedroom one
UPVC double glazed windows to front and rear aspects, wood flooring, two double panel radiators.

Bedroom two
UPVC double glazed windows to front aspect, double panel radiator.

Bedroom three
UPVC double glazed window to rear aspect, double panel radiator.

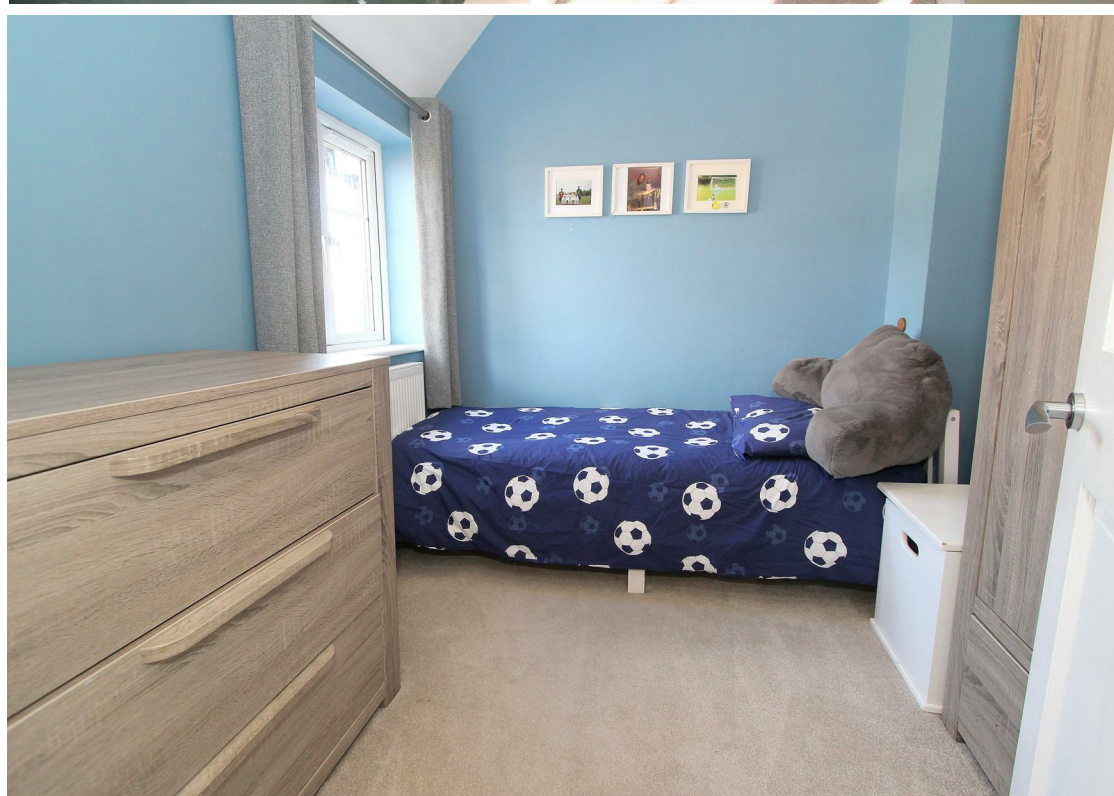
Rear garden
Mainly laid to artificial lawn with flower beds and shrubs bordering, paved patio area, garden shed, fence enclosed.

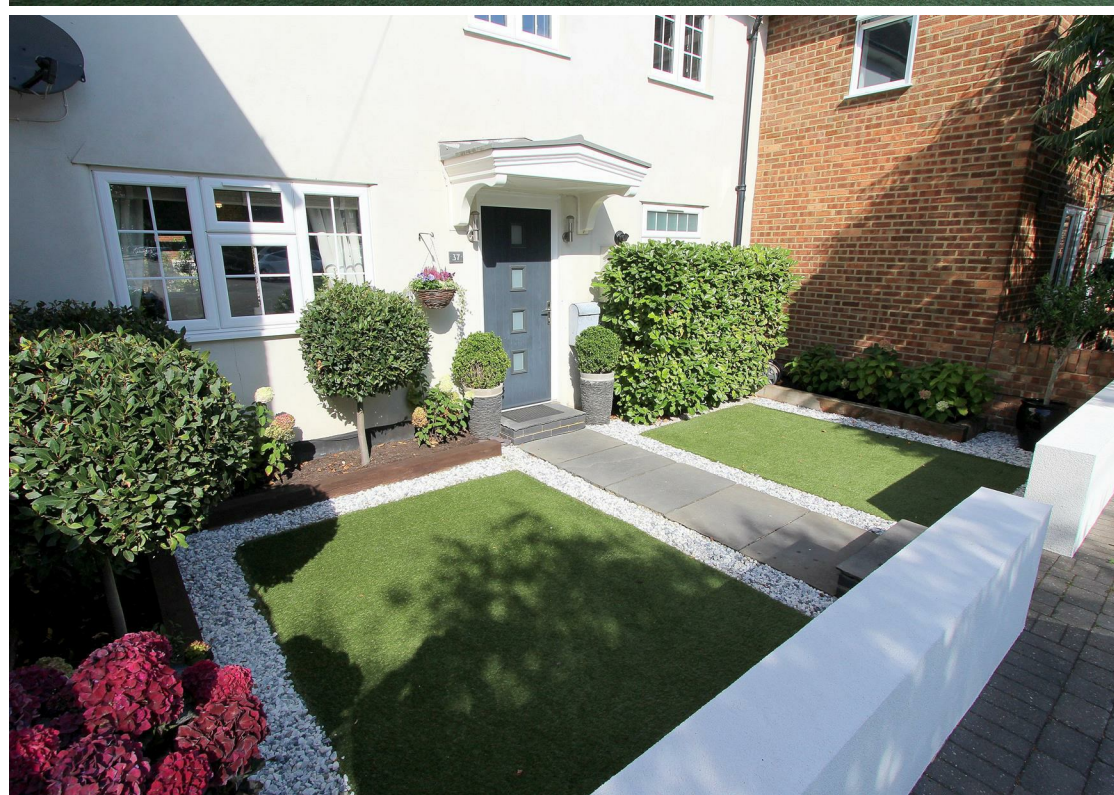
Front
Pretty land landscaped frontage with artificial lawn sections and flower beds bordering, block paved driveway providing ample off street parking.

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.

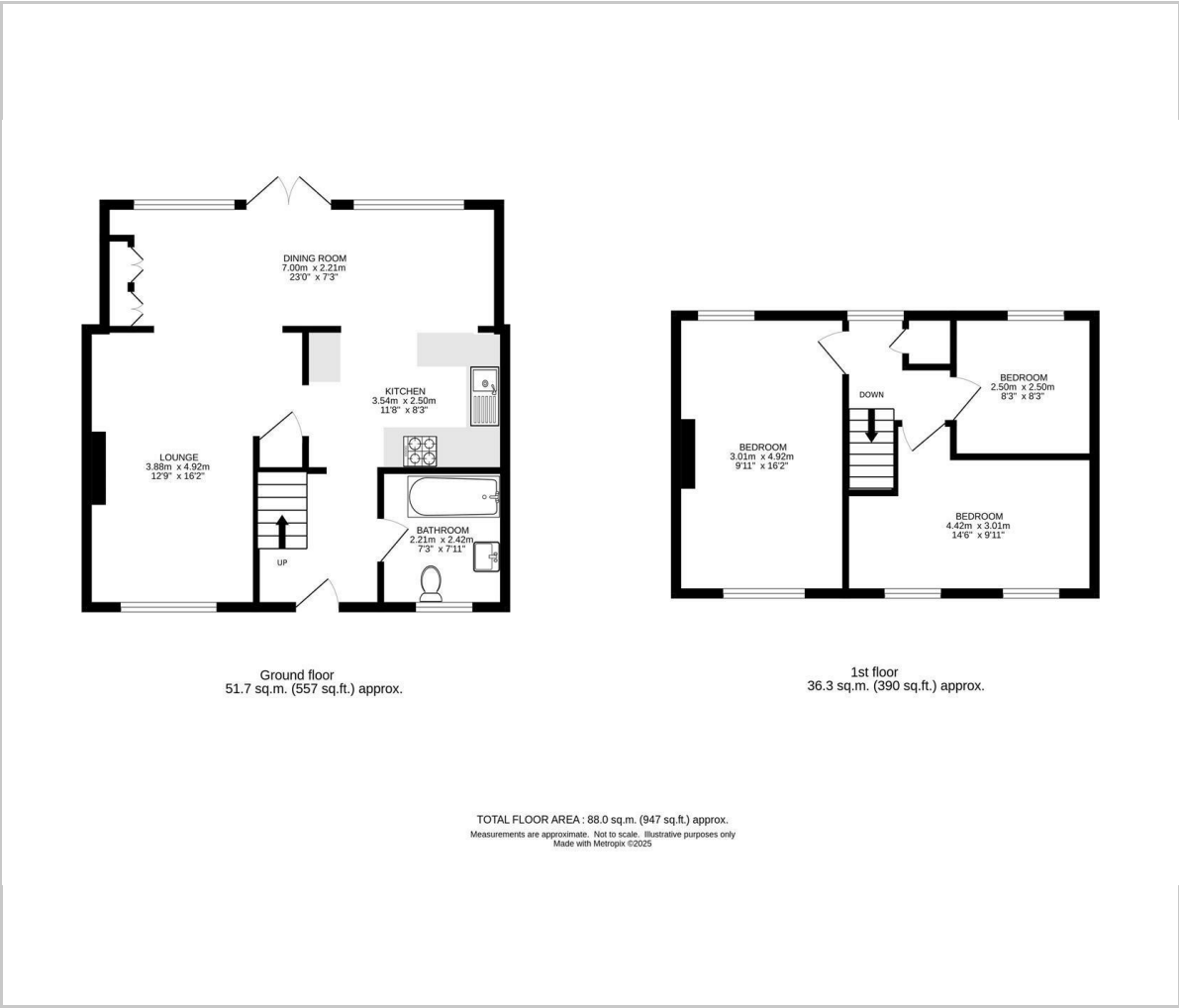








Floor Plan



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.

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.

Area Map



Energy Efficiency Graph

