



12 Twickenham Close, Beddington, CR0 4SZ



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Guide price £425,000

Cromwells
ESTATE AGENTS





Cromwells Wallington are delighted to offer this charming three bedroom terraced family home requiring an element of modernisation, offered to the market with NO ONWARD CHAIN. The property benefits from an open plan lounge/diner, a downstairs WC, and off street parking.

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 three bedroom house is highly recommended - so call today to make an appointment to visit!

Accommodation

UPVC double glazed entrance porch
Tiled flooring, obscure composite front door to..

Spacious entrance hall
Obscure UPVC double glazed windows to front aspect, single panel radiator, under stairs storage cupboard.

Lounge/diner
Double glazed window and sliding door doors to rear aspect, covered radiator, wall mounted "Worcester" boiler.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine, space for cooker, space for tall standing fridge/freezer, tiled flooring, double panel radiator, double glazed window to front aspect.

Downstairs WC
Consisting of low-level flush WC, wash hand basin with chrome taps, obscure double glazed window to front aspect.

Stairs to 1st floor landing
Loft access

Bedroom one
UPVC double glazed window to front aspect, single panel radiator.

Bedroom two
Double glazed window to rear aspect, fitted

wardrobes, single panel radiator.

Bedroom three
Double glazed window to rear aspect, fitted wardrobes and drawers, single panel radiator.

Bathroom
Three piece suite comprising panel enclosed bath with taps and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, fitted storage cupboards, part tiled walls, obscure double glazed window to front aspect.

Rear garden
Paved patio garden with flower beds at side, gated rear access, garden shed.

Front
Paved frontage providing off street parking if desired, brick wall border and gated frontage.

The vendor has advised that there are service charges for this property to cover maintenance of the communal grounds amounting to approximately £300 per annum.

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

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Area Map

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

