



226 Croydon Road, Beddington, CR0 4PH



Guide price £525,000

Cromwells  
ESTATE AGENTS



## 226 Croydon Road, Beddington , CR0 4PH

Cromwells Wallington are delighted to offer this STUNNING three bedroom semi detached Bungalow, located on the outskirts of Wallington (London Borough of Sutton). The property has been renovated by the current owners, benefitting from a modern kitchen and bathroom, a large conservatory, a pretty rear garden and ample off street parking.

Accommodation  
Covered entrance  
Obscure double glazed composite front door to..

Entrance hall  
Amtico herringbone flooring, double panel radiator, coved ceiling, loft access with pull down ladder (housing combination boiler), obscure UPVC double glazed window to front aspect, portable "NEST" thermostat, storage cupboard.

Lounge/diner  
UPVC double glazed sliding doors to rear aspect, two double panel radiators, coved ceiling.

Kitchen  
Range of fitted gloss wall units with matching cupboard and drawers below, quartz effect worktops with inlaid "Bosch" induction hob, integrated oven/grill, integrated dishwasher, integrated fridge/freezer, modern radiator, Amtico herringbone flooring, UPVC double glazed window and door to rear aspect.

Conservatory / Utility area  
UPVC double glazed windows to side and rear aspects and double doors leading to the garden, quartz effect worktop with space and plumbing for washing machine and tumble dryer below, Amtico herringbone flooring.

Bedroom one  
UPVC double glazed window to front aspect, double panel radiator, fitted wardrobes with sliding doors, coved ceiling.

Bedroom two  
UPVC double glazed bay window to front aspect, single panel radiator, coved ceiling.

Bedroom three  
UPVC double glazed window to side aspect, double panel radiator, coved ceiling.

Bathroom  
Modern suite consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC,

wall mounted mirror with shaver point, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to side aspect.

Rear Garden - approximately 45ft  
Paved patio area leading to lawn section with shrubs & flowerbeds bordering, fence enclosed, outside tap and power supply, gated side access.

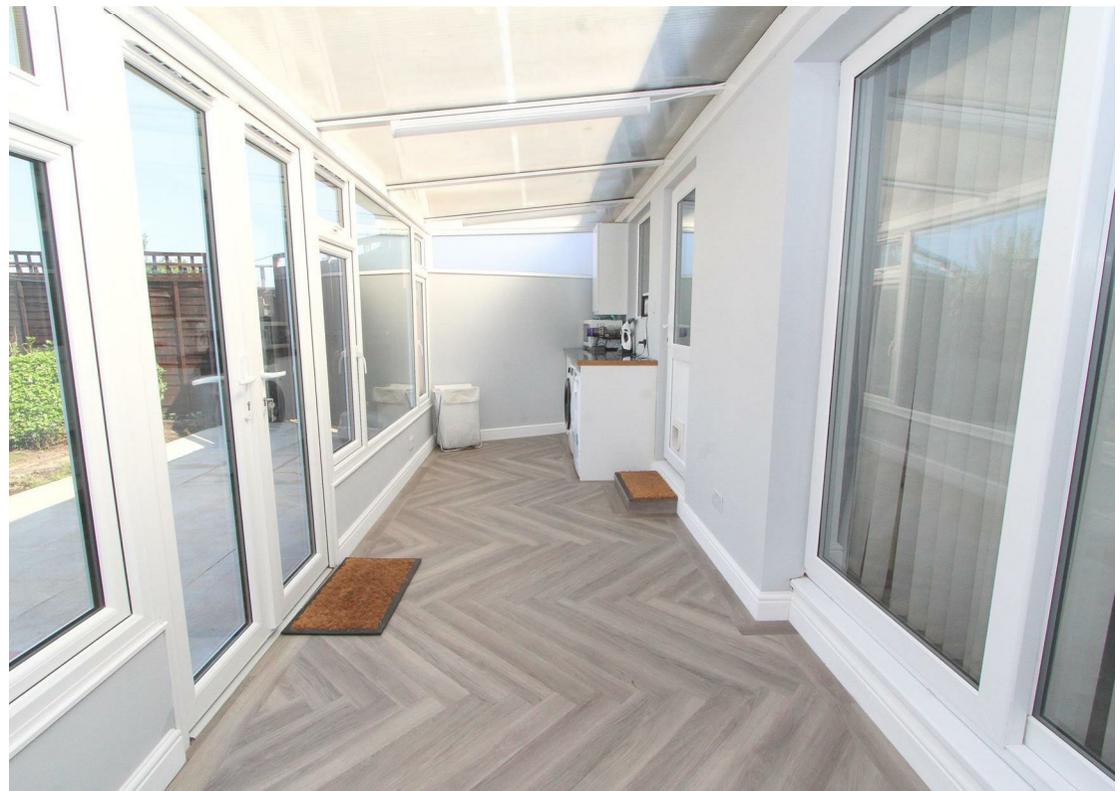
Detached garage/workshop  
Windows at side and door at front.

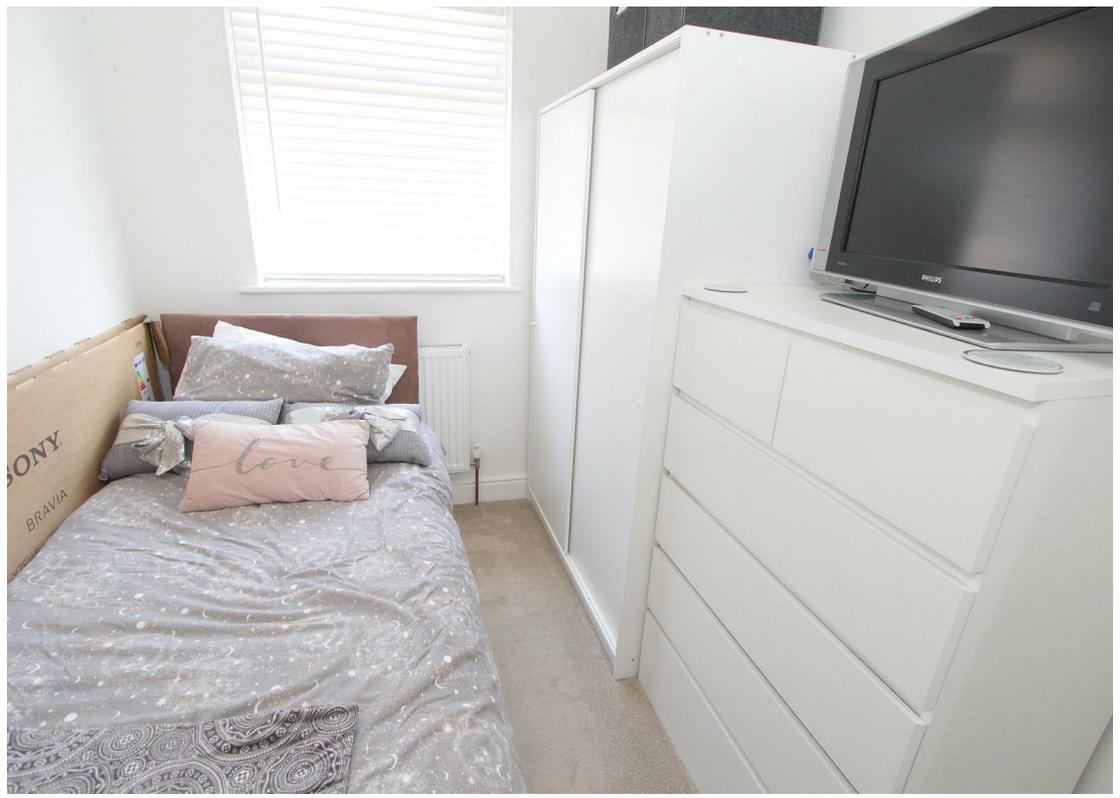
Front  
Driveway providing ample off street parking with flowerbeds at side.

### 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

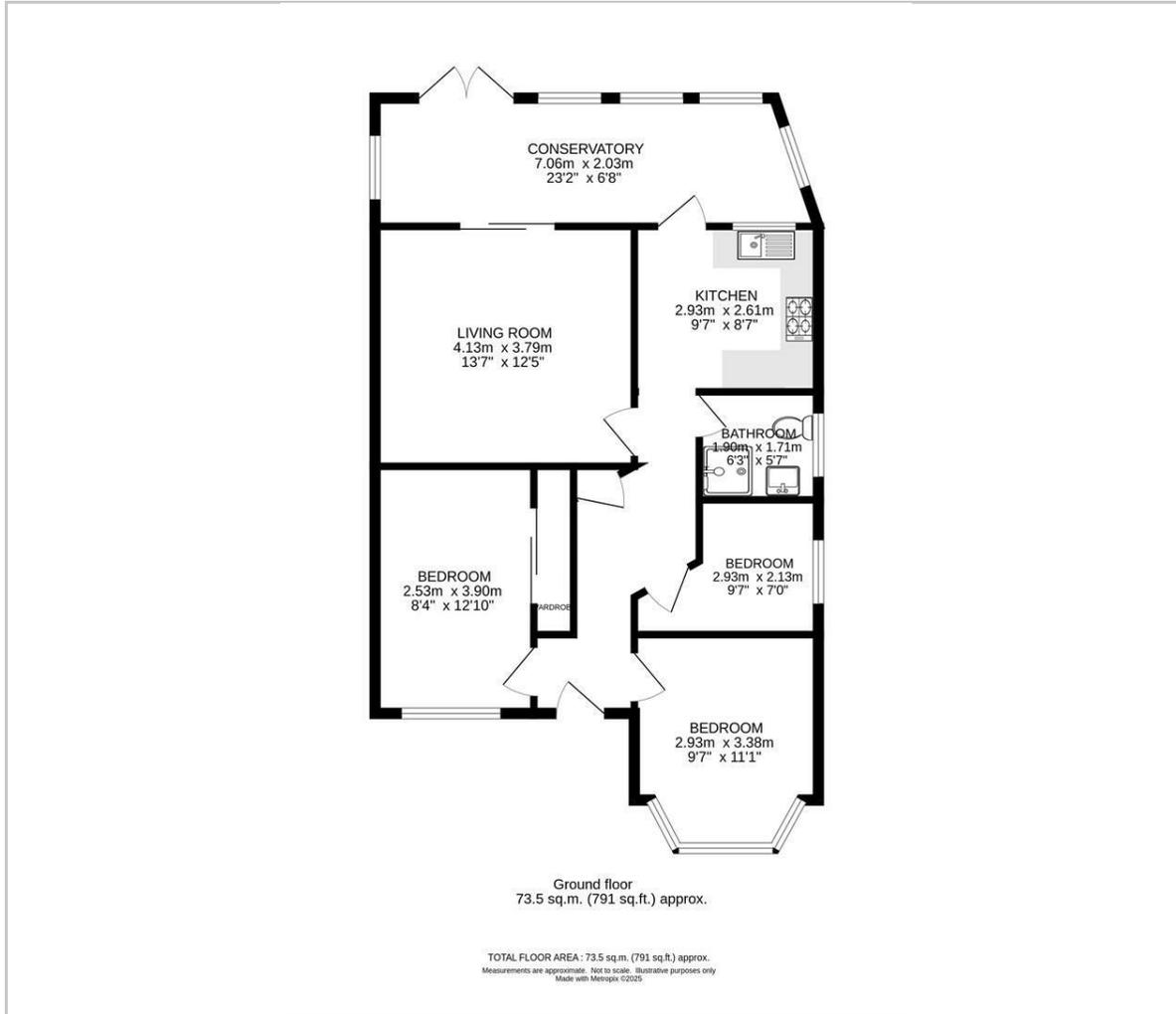








## Floor Plan

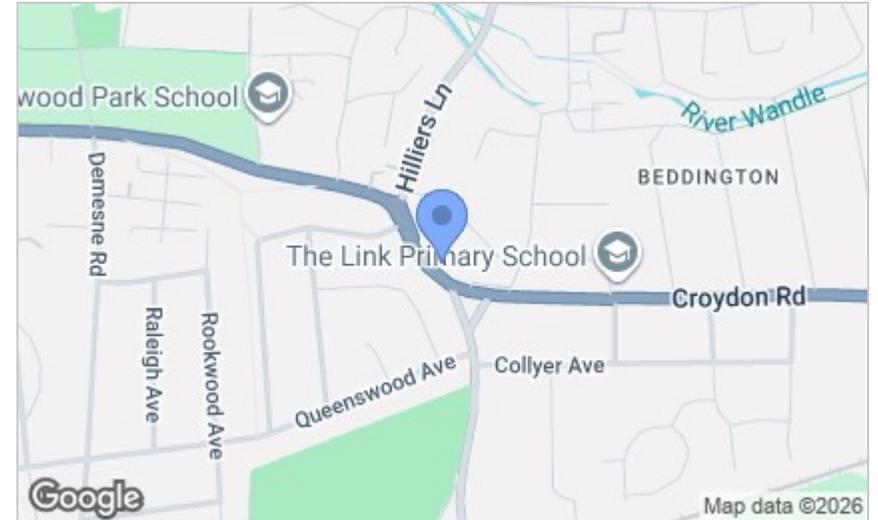


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

