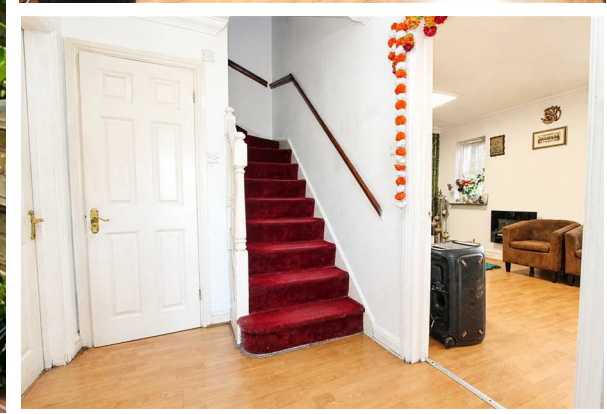




61 Bristow Road, Croydon, CR0 4QQ



Guide price £475,000

Cromwells
ESTATE AGENTS



61 Bristow Road

Croydon, CR0 4QQ

A chance to acquire this modern three bedroom semi detached family home, set in a desirable cul-de-sac and close to local shops and transport links. The property does require some updating but offers spacious accommodation with a large reception room, a kitchen breakfast room, a conservatory and a downstairs WC. Upstairs there are three well proportioned bedrooms, one with an en-suite shower room, and a family bathroom. Outside the property benefits from a lovely garden with side access, allocated parking and a garage en-bloc.

The property is ideally situated for those looking to be close to excellent grammar schools with Wallington High School for Girls, Wilsons Grammar School and Wallington County Grammar all within easy travelling distance. There are also good transport links, with local bus routes nearby, as well as a wide range of shops, cafes and supermarkets available.

Accommodation
Entrance Hall
Radiator, laminate floor, door into

Downstairs WC
With WC and wash handbasin .

Living Room
Radiator, laminate flooring, window to side aspect.

Kitchen Dining Room

Kitchen Area
Range of fitted kitchen units and drawers , laminate worksurface, integrated oven and grill, gas hob, chrome extractor hood, space for American fridge freezer, space and plumbing for washing machine, window to side aspect.

Dining Room
Radiator, laminate, double doors opening out to conservatory.

Conservatory
Double glazed conservatory with laminate flooring, radiator, door leading out to garden.





Stairs to 1st floor hallway

Bedroom One

Radiator, fitted carpet, window to side aspect, door into

En-suite Shower Room

Comprising of tiled shower cubicle, pedestal wash handbasin, WC, part tiled walls, window to side aspect.

Bedroom Two

Radiator, fitted carpet, window to side aspect.

Bedroom Three

Radiator, fitted carpet, window to side aspect

Bathroom

Three piece suite comprising of panel enclosed bath with shower screen, chrome mixer tap, pedestal wash hand basin, WC, part tiled walls, tiled floor, window to side aspect.

Outside

Rear Garden

With patio and lawn area, pond, pergola, gate providing side access.

Allocated Parking Space

Garage en-bloc

Living Room - 17'10 x 10'5 (5.44m x 3.18m)

Kitchen Dining Room - 18'0 x 8'7 (5.49m x 2.62m)

Conservatory- 9'8 x 8'0 (2.95m x 2.44m)

Bedroom One - 13'7 x 10'8 (4.14m x 3.25m)

Bedroom Two - 10'5 x 8'8 (3.18m x 2.64m)

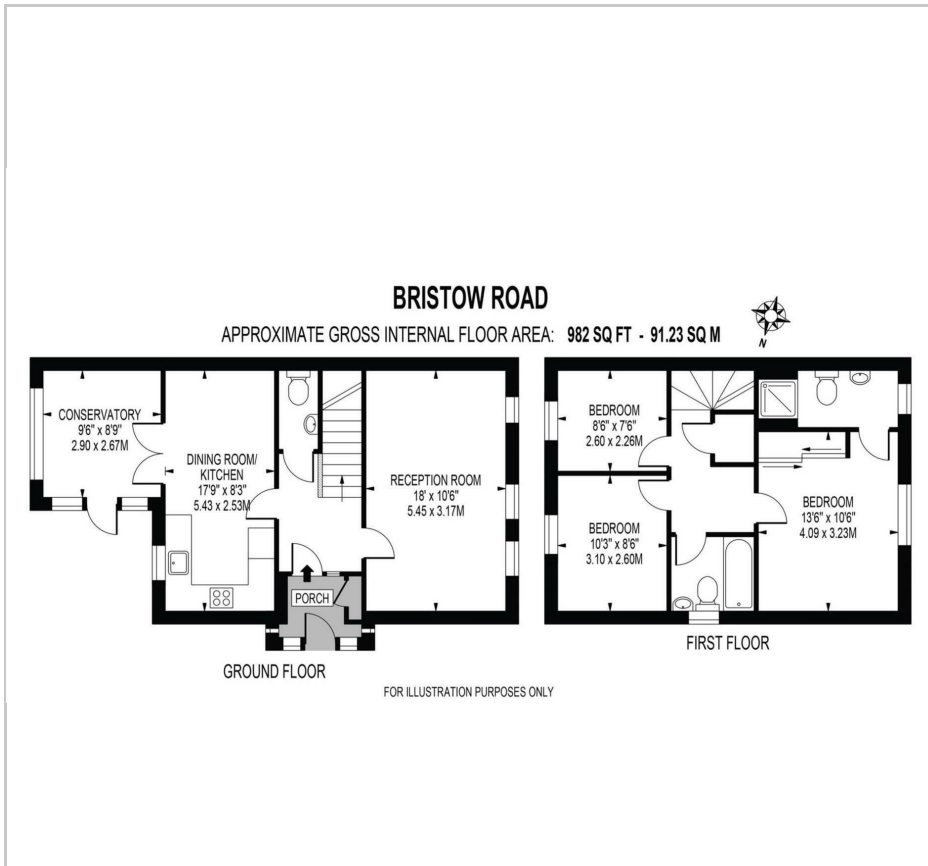
Bedroom Three - 8'10 x 7'5 (2.69m x 2.26m)

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

- What type of heating system do you have? / When was it installed & last serviced?
Gas central heating – Boiler 1.5 years old approx.
- How long have you lived at the property?
Bought 2008
- Are you purchasing a property or will the property be chain free?
In chain – buying onwards
- Has there been any recent or major works carried out in the time you have owned the property?
Built porch approx. 3 years old
- What year was the property built?
1990s
- How old is the boiler?
Approx. 1.5 years old
- If the property has a loft, is it insulated or boarded, and has a pull-down ladder been installed?
Loft has a pull down ladder, not boarded & standard insulation
- If it is a house that you are selling do you know which fences/ boundary you are responsible for?
Left side boundary

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	

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