78 The Ridgeway, Waddon, CR0 4AF

3 1 2

Offers over £595,000

Cromwells
ESTATE AGENTS

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Overview

SIMPLY STUNNING!!!

Cromwells Wallington are delighted to offer this immaculately presented three bedroom semi detached family home. The property benefits from modern open plan living, a utility room, a pretty landscaped rear garden, three good size bedrooms, a luxury bathroom suite and NO ONWARD CHAIN.

Occupying a delightful position backing overlooking the tranquil Waddon Ponds, this spacious three bedroom semi detached family home offers spacious and versatile accommodation in a highly convenient location, within easy reach of local amenities and excellent transport connections.

The property is superbly positioned close to a wide range of local shops and major retail outlets, providing an excellent choice of shopping, leisure and dining facilities. Excellent transport links are also nearby, with bus routes, tram services and mainline rail stations all within easy reach, making this an ideal home for commuters and families alike.

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Accommodation

Obscure stained glass composite front door leading to..
Entrance porch
Quarry tiled step, ornate wall light.

Feature stained glass wooden front door to..

Spacious entrance hall
Feature stained glass window to side aspect, double panel radiator, wood laminate flooring, plate rack, fitted storage cupboard, wall mounted digital thermostat with under floor heating controls.

Lounge
UPVC double glazed bay window to front aspect, wood laminate flooring with underfloor heating, double panel radiator, fitted electric blinds.

Open plan kitchen/diner
Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid sink and mixer tap with instant boiling water, inlaid hob with oven/grill below, integrated dishwasher, integrated fridge/freezer, breakfast bar, all mounted air-conditioning unit, wood laminate flooring with underfloor heating, fitted boxed seating, UPVC double glazed windows to side and rear aspects and bifold doors leading to rear garden.

Utility room
Space and plumbing for washing machine and tumble dryer, UPVC double glazed windows to rear aspect.

Stairs to 1st floor landing
Feature stained glass window to side aspect, loft access.

Bedroom one
UPVC double glazed bay window to front aspect with pretty views over Waddon ponds, double panel radiator, fitted electric blinds.

Bedroom two
UPVC double glazed bay window to rear aspect, covered radiator, fitted wardrobe, fitted electric blinds.

Bedroom three
UPVC double glazed window to front aspect with pretty views over Waddon ponds, double panel radiator, fitted electric blinds.

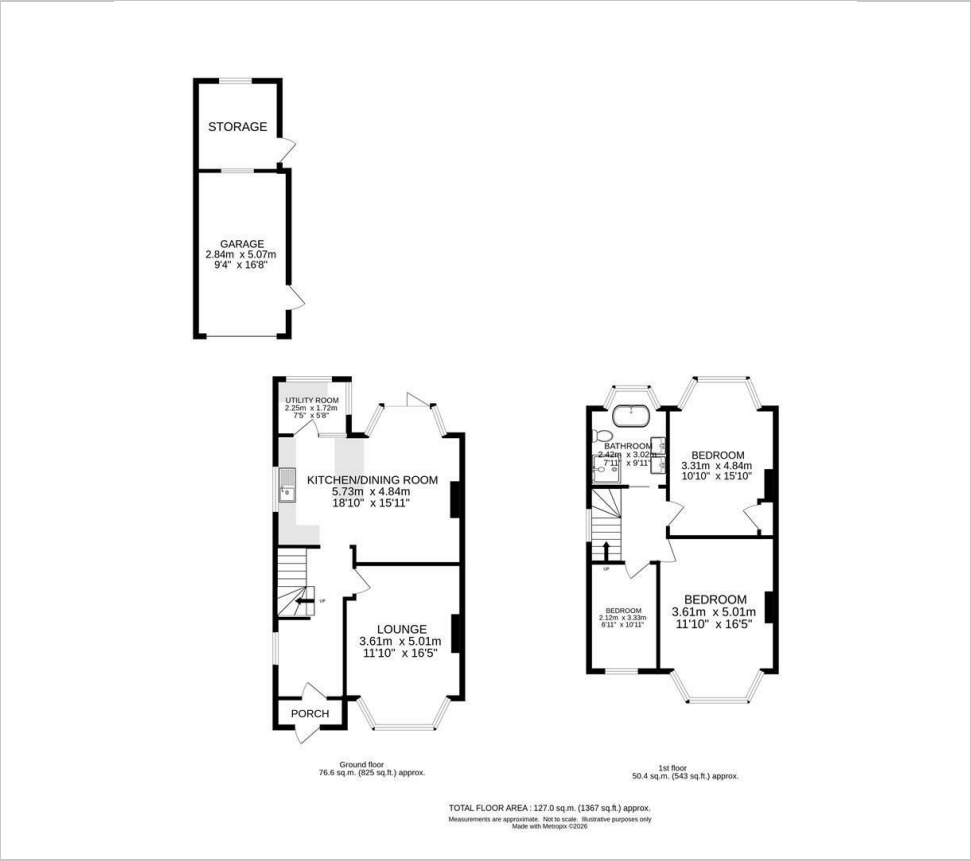
Bathroom
Luxury modern suite consisting of tiled walk in cubicle with thermostatic shower, freestanding bathtub with mixer tap and shower attachment, his and hers wash hand basins with storage cupboards below, low-level push button flush WC, heated towel, UPVC double glazed bay window to rear aspect and window to side.

Rear garden - Westerly aspect
Approximately 90ft
Large paved patio area and footpath leading to further rear seating section, artificial lawn sections and play areas, access to garage and storage unit, gated side access, outside tap.

Garage
Double wooden doors at front.

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan



Area Map

- Vendor lived in the property 3 1/2 years

-Has fully renovated the property since moving

- Boiler in the loft, installed 3 years ago, combi boiler 'Worcester'

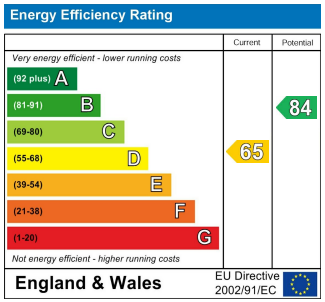
- Fully rewired after moving in

- Relocating, selling no onward chain.

- Loft - pull down ladder and part boarded for storage

- Boundary left hand fence

- Have planning permission for 5m rear extension up to garage Application Number: 26/00120/HSE Croydon Council website



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.

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