4 River View Mews, Beddington, Croydon, CR0 4FW

4 3 1

Offers over £600,000

Cromwells
ESTATE AGENTS

4 River View Mews, Beddington Croydon, CR0 4FW

Overview

Welcome to this stunning townhouse located in the desirable River View Mews, Beddington. This modern development offers a perfect blend of contemporary living and comfort, making it an ideal home for families or professionals alike.

Spanning an impressive 1,367 square feet, this property boasts four spacious bedrooms, providing ample space for relaxation and privacy. The open plan living area is a highlight of the home, creating a bright and inviting atmosphere that is perfect for entertaining guests or enjoying family time. The layout is designed to maximise space and light, ensuring a warm and welcoming environment.

With three well-appointed bathrooms, including two ensuites, convenience is at the forefront of this property. The additional downstairs WC adds to the practicality, making it easy for guests and family members alike.

For those with vehicles, the property includes off-street parking for one vehicle, a valuable feature in this sought-after area.

River View Mews is not only a beautiful home but also a fantastic location, offering easy access to local amenities and transport links. This townhouse is a rare find, combining modern living with comfort and convenience. Do not miss the opportunity to make this exceptional property your new home.

4 River View Mews, Beddington Croydon, CR0 4FW

Accommodation

Covered entrance
Obscure double glazed composite front door to:

Entrance hall
Oak flooring, single panel radiator, storage cupboard.

Lounge/diner
Double glazed bifold doors to rear aspect, two double panel radiators, oak flooring, large storage cupboard.

Kitchen
Range fitted gloss wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and brushed chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, integrated fridge/freezer, integrated dishwasher and washing machine, tiled flooring, tiled splash back, extractor fan, UPVC double glazed window to front aspect, fitted plantation shutters.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, tiled flooring, extractor fan, obscure UPVC double glazed window to front aspect.

Stairs to 1st floor landing
Single panel radiator, storage cupboard.

Bedroom four
UPVC double glazed window to front aspect, fitted plantation shutters, single panel radiator.

Bedroom three
UPVC double glazed window to front aspect with integrated black out blinds, fitted plantation shutters, single panel radiator.

Bedroom two
UPVC double glazed windows to rear aspect with integrated black out blinds, fitted plantation shutters, single panel radiator, fitted wardrobes with sliding doors.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled flooring, extractor fan, obscure UPVC double glazed window to rear aspect.

Bathroom
Spacious suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel, tiled flooring, extractor fan.

Stairs to 2nd floor

Main bedroom
Velux window to front aspect with black out blind and double glazed doors leading to rear balcony terrace, single panel radiator.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard, low-level push button flush WC, tiled flooring, heated chrome towel rail, extractor fan.

Rear garden
Approximately 40ft
Paved patio area and footpath leading to rear, mainly laid to lawn with mature shrubs bordering, rear decking area, garden shed, outside power supply, fence enclosed.

Front
Hardstanding driveway providing off street parking with block paving and hedges at side, outside tap.

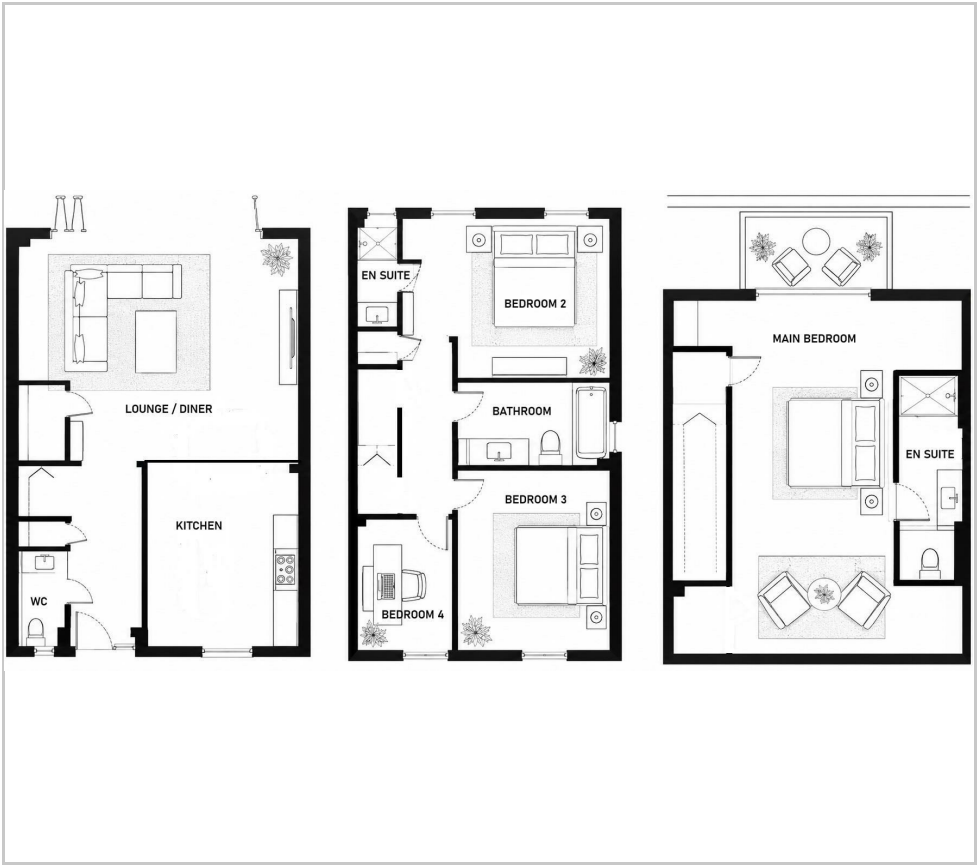
BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help 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.

ROSENBORG
DANISH BLUE

BREAD

A B C D E
F G H I J K
L M N O P
Q R S T U
V W X Y Z

Floor Plan



Area Map

Lived 8 year, looking for onward, property will be in chain.

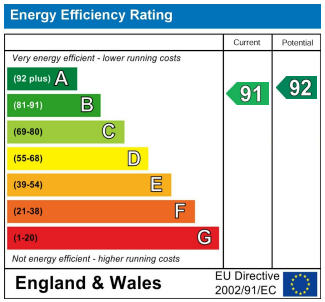
Built 2018, purchased from new.

Combi boiler located ground floor cupboard, serviced annually.

The boundary is on the left.

Annual invoice from Earlswood Homes (the builders of the development) which includes contributions towards public liability insurance, weeding and spraying, and a management fee which is approx £150 per year.

As a community, the 7 households of River View Mews then pay separately for the electricity supply for the pumping station which is around £6.50 per month each.
If the pumping station ever needed maintenance that would be payable by the 7 households collectively. It has recently been serviced and repaired so shouldn't need that in the near future
Vendor says their electric bills are around £90 a month.



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

77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 020 8647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

Cromwells
ESTATE AGENTS