



12 Mallinson Road, Beddington, Croydon, CR0 4UL



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Asking price £440,000

**Cromwells**  
ESTATE AGENTS



# 12 Mallinson Road, Beddington, CR0 4UL

Cromwells Wallington are pleased to offer this spacious three bedroom terraced family home, situated in a desirable residential road in Beddington, close to local shops, bus links, good schools and the River Wandle and Beddington Park.

The property benefits from open plan living accommodation, a well appointed kitchen and a conservatory. Upstairs you will find three good sized bedrooms plus a family bathroom. The property also has a driveway providing off street parking for added convenience. Don't miss out on the opportunity to make this lovely home your own, call us to book a viewing now!

## Accommodation

UPVC double glazed porch

## Entrance Hall

Fitted carpet, understairs storage cupboard

## Lounge, 12'6" X 12'6"

Large UPVC double glazed window to front aspect, double panel radiator, oak flooring, electric fireplace, open plan to:

## Dining Room, 9'11" X 7'11"

UPVC double glazed windows to rear aspect, oak flooring, single panel radiator.

## Kitchen, 11'3" X 9'9"

Range of fitted wooden wall units with matching doors and drawers below, rolltop worksurfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker, space and plumbing for washing machine and dishwasher, larder cupboard, single panel radiator, UPVC double glazed window to rear aspect and door to garden.

## Conservatory, 10'5" X 6'5"

UPVC double glazed windows to side and rear aspect and door to garden, tiled flooring, double panel radiator.

## Stairs to 1st floor landing

Large storage cupboard, loft access.

## Bedroom One, 12'6" X 11'0"+ built-in wardrobes

UPVC double glazed windows to front aspect, single panel radiator, coved ceiling, built-in wardrobes and shelving.

## Bedroom Two 12' 11" X 9'11"

UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobes.

## Bedroom Three, 8'7" X 8'2"

2 UPVC double glazed windows to front aspect, single panel radiator.

## Bathroom

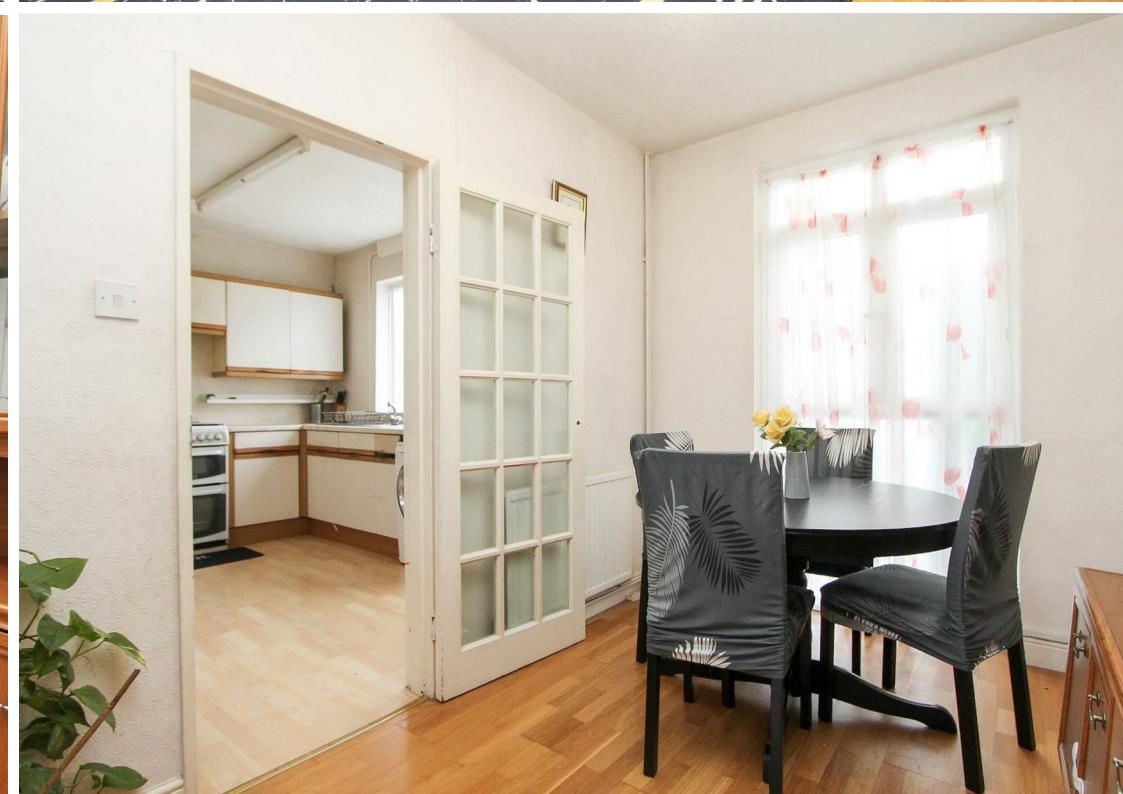
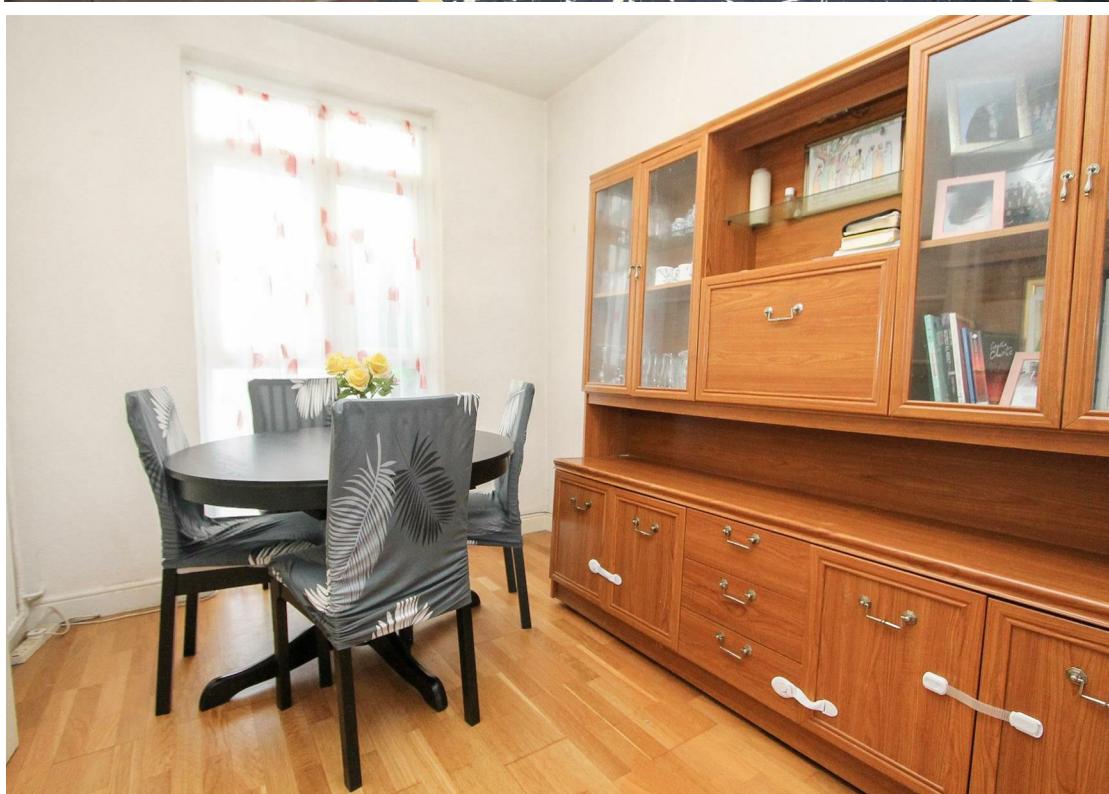
Comprising tiled cubicle with thermostatic power shower and sliding door, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, single panel radiator, extractor fan, tiled flooring, obscure UPVC double glazed window to rear aspect.

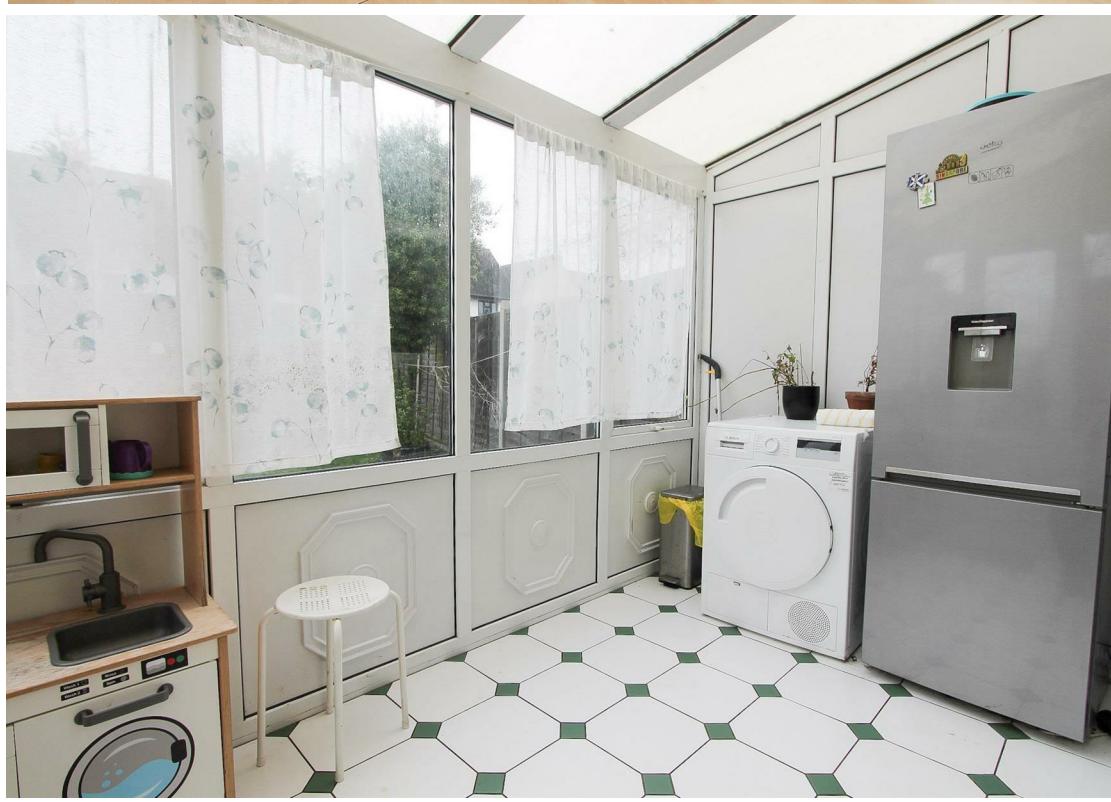
## Rear Garden

Decking area leading to lawn section with mature shrubs bordering, fence enclosed, outside tap, garden shed, two brick built storage sheds and outside WC, side access.

## 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

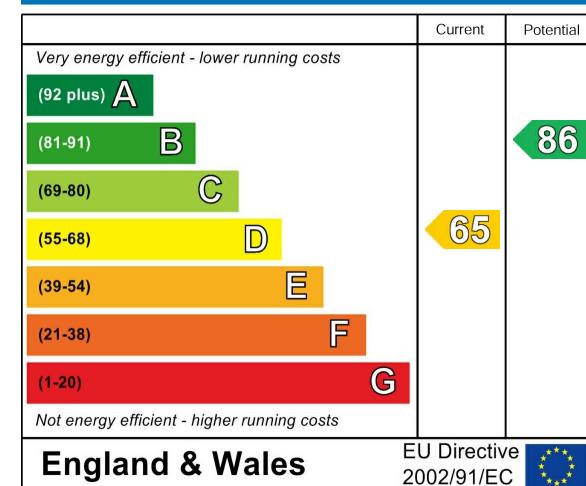
Please contact our Cromwells Office on 0208 647 4422  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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.