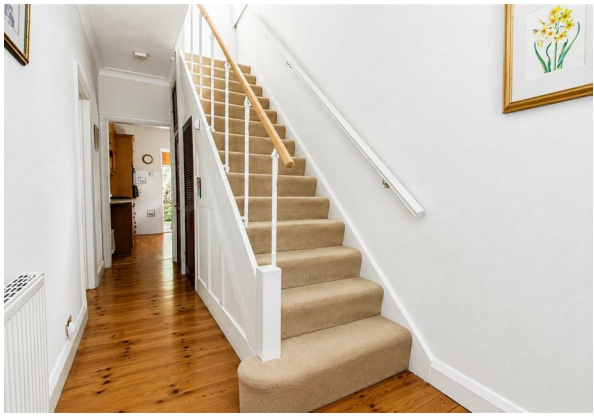


209 Croydon Road, Wallington, SM6 7LS

3 1 2 £525,000

Cromwells
ESTATE AGENTS

# 209 Croydon Road, Wallington, SM6 7LS

This delightful detached house in the desirable Croydon Road presents an excellent opportunity for those seeking a home with potential. Spanning an impressive 1,080 square feet, the property features a large open-plan living and dining room, perfect for both entertaining and family gatherings, while the three well-proportioned bedrooms offer ample space for relaxation and rest.

One of the standout features of this home is its enviable location, directly opposite the picturesque and historic Beddington Park, perfect for leisurely strolls and outdoor activities. The property is offered with no onward chain, allowing for a smooth transition into your new home. Although it requires general updating, this presents a wonderful chance to infuse your personal style and make it truly your own.

## Accommodation

Entrance Hall
Understairs storage cupboard, pantry cupboard, varnished floorboards, radiator.

Open plan Living Dining Room
Gas fire, three radiators, double glazed bay window to front aspect, fitted carpet, double glazed sliding doors opening out to garden.

Kitchen
Range of wood fitted kitchen units and drawers, laminate worktop, inset one and a half bowl sink with chrome mixer tap, integrated oven/grill, gas hob and extractor hood above, tiled splashback, wood flooring, double glazed window to side aspect.

Utility Room
Space and plumbing for washing machine, built in cupboard housing boiler, laminate flooring, double glazed window and door leading out to garden.

Stairs to 1st floor landing
Loft access, fitted carpet

Bedroom One
Range of built in wardrobes, radiator, fitted carpet, double glazed bay window to front aspect.

Bedroom Two
Feature fireplace, radiator, vanity wash hand basin with chrome mixer tap and storage below, varnished floorboards, double glazed window to rear aspect.

Bedroom Three
Radiator, fitted carpet, double glazed window to front aspect.

Bathroom
Bath with chrome mixer tap and hand shower attachment, pedestal wash hand basin with chrome taps, heated towel rail, part tiled walls, vinyl flooring, double glazed obscure window to rear aspect.

WC
With parquet flooring and double glazed obscure window to side aspect, double glazed sliding patio doors opening out to garden, fitted carpet.

Outside

Block paved driveway providing off street parking for 2 cars.

Rear Garden
Well maintained garden mainly laid to lawn with flowers, shrubs and trees bordering, patio area, outside tap, gate providing side access.

Detached Garage to the rear of the garden.

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

## Additional Information

- No onward chain, probate property.

- The family lived here for over 50 years.

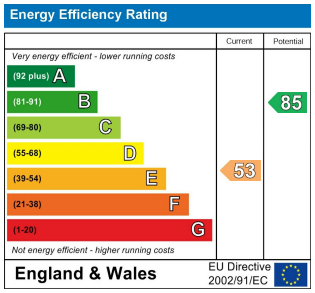
- Loft has a pull down ladder, boarded and insulated.

- Boiler located in utility room- approx 20yrs old, works with an immersion heater

- Family have commented that the two houses to the rear of the plot have been there over 70 years, those two houses have been there the whole time their family lived there.

- Drive to the side is council owned.

- Garage at the back is part of the land, boundary line goes to the brick wall.




## 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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