

61 Bristow Road, Croydon, CR0 4QQ



Guide price £475,000

Cromwells  
ESTATE AGENTS



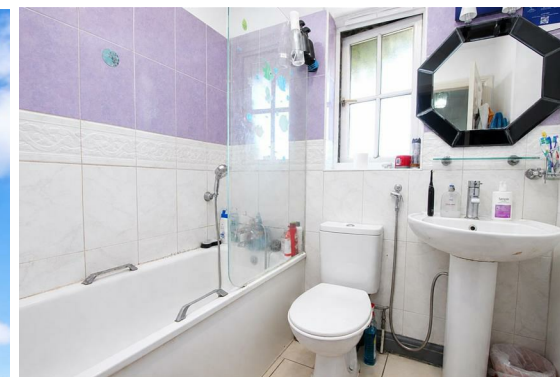
**61 Bristow Road  
Croydon, CR0 4QQ**

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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)

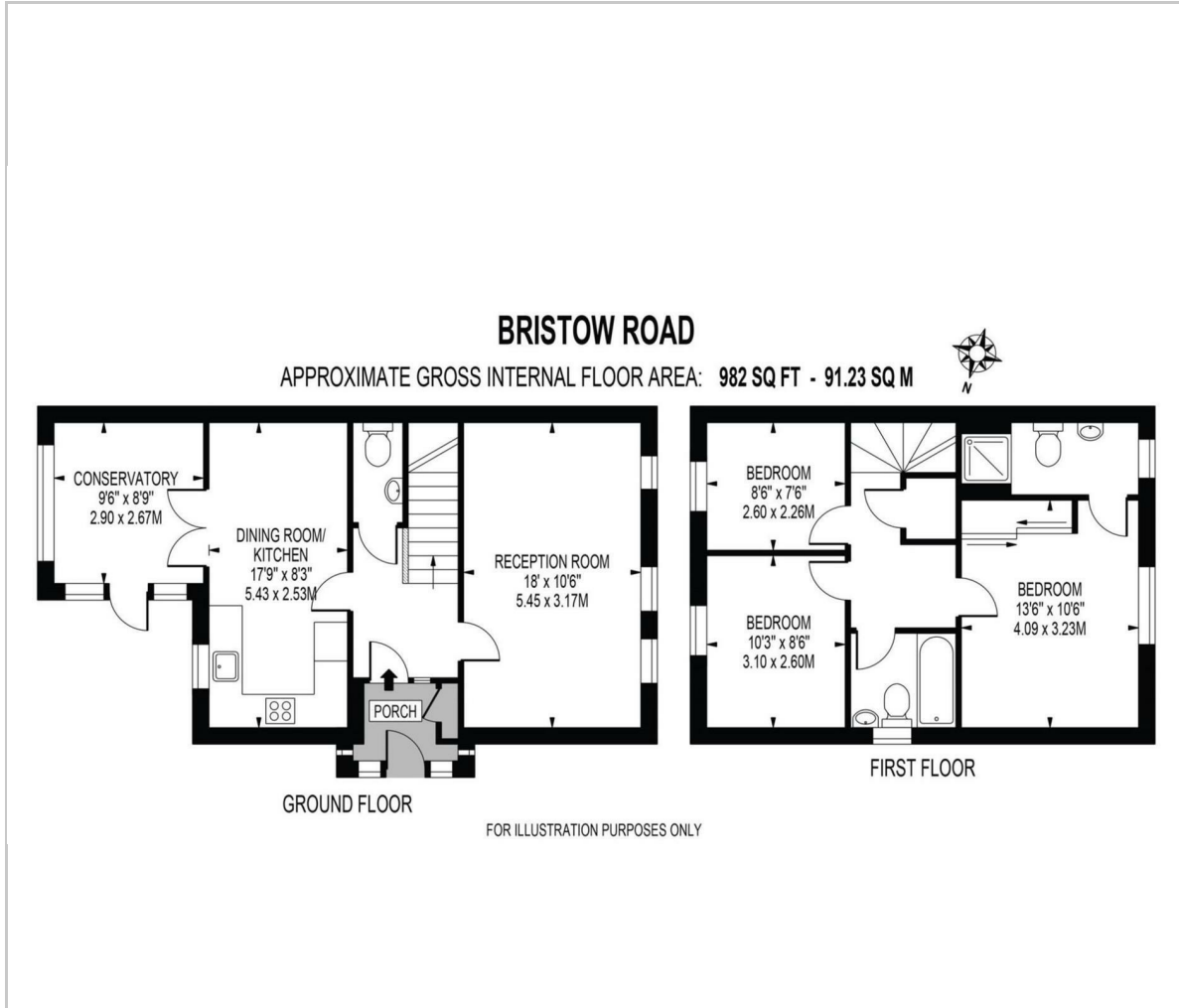
Bedroom Two - 10'5 x 8'8 (3.18m x 2.64m)

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

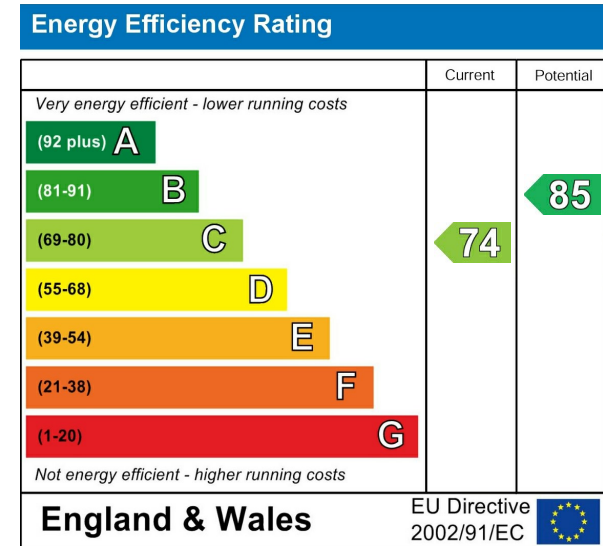
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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