



22 Willoughby Avenue, Croydon, CR0 4QN



Guide price £550,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this three bedroom extended family home. The property benefits from open plan living, an extended kitchen/breakfast room, a pretty rear garden, a garage and scope to extend further s.t.p.p

The property is situated within a sought after cul de sac location, only minutes away from local amenities including Waddon Train Station, Croydon Town Centre, Ikea, Sainsburys and good local "outstanding" Ofsted schools.

Accommodation
Obscure UPVC double glazed door to..
Porch
Obscure part glazed wooden front door to..

Entrance hall
Obscure glazed window to front aspect, double panel radiator, under stairs storage cupboard , wall mounted thermostat.

Lounge
Large UPVC double glazed window to front aspect, double panel radiator, coved ceiling, fireplace with solid surround and wooden mantle piece, open plan to..

Dining area
UPVC double glazed windows and door leading to rear aspect, double panel radiator, coved ceiling.

Kitchen/breakfast room
Range fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid sink and crew mixer tap, space for cooker with extractor fan above, space and plumbing for washing machine and dishwasher, tiled flooring, tiled walls, double glazed sliding door to rear aspect and access to garage.

Stairs to 1st floor landing
UPVC double glazed window to side aspect, loft access.

Bedroom one
UPVC double glazed window to front aspect, single panel radiator, coved ceiling, airing cupboard.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator.

Bedroom three
UPVC double glazed window to front aspect, single panel radiator, built-in storage cupboard.

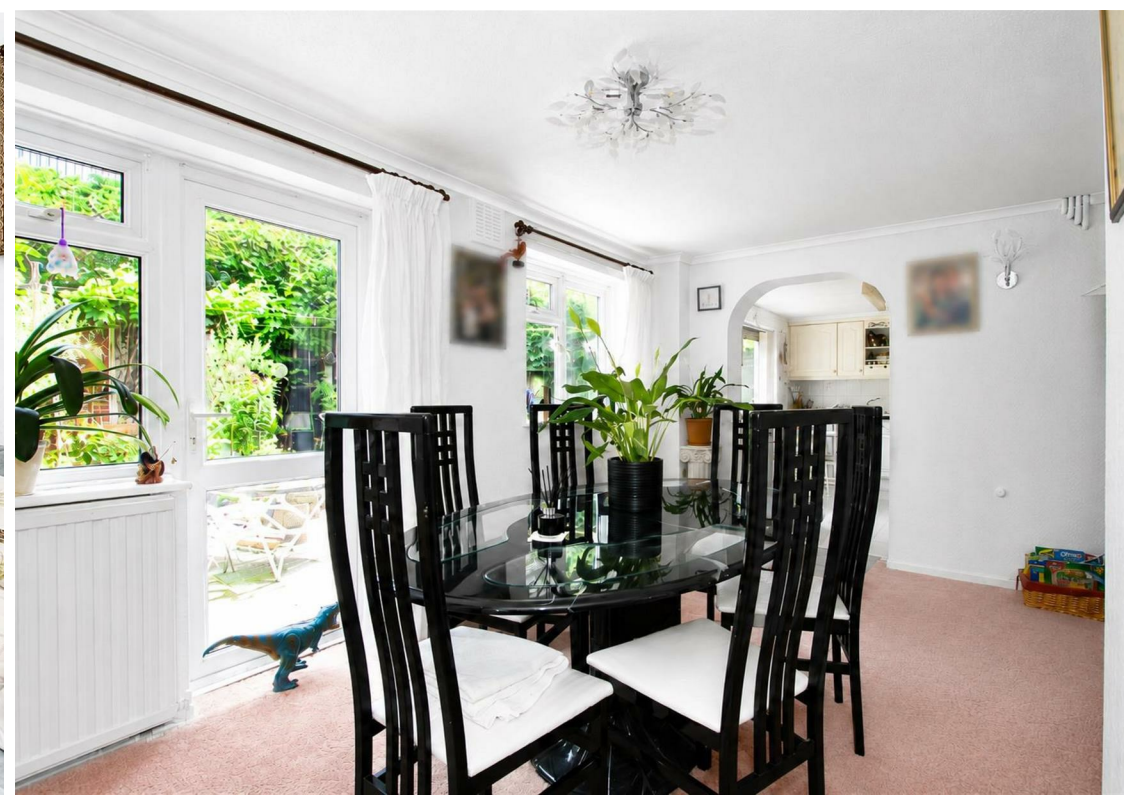
Bathroom
Three-piece suite comprising panel enclosed bath with Victorian style mixer tap and hand attachment, pedestal wash hand basin with mixer tap, low-level flush WC, tiled walls, double panel radiator, wood effect flooring, obscure UPVC double glazed window to rear aspect.

Rear garden (Easterly Aspect)
Large paved patio area and footpath leading to rear, lawn section with flower beds bordering, brick built storage shed, outside tap, fence enclosed, gated side access.

Garage
Hardstanding, providing further off street parking if desired, fitted shelving, electric up/over door at front.

Front
Hardstanding driveway with lawn area at side.

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







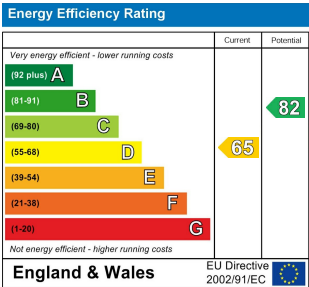


Floor Plan



Additional Information

- Lived at the property 45 years, vendor relocating.
- Boiler in kitchen cupboard, 5/6yrs old Valliant boiler, works with an immersion heater
- Loft - part boarded
- Boundary line right hand side
- Extension on rear approx 25yrs ago



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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