



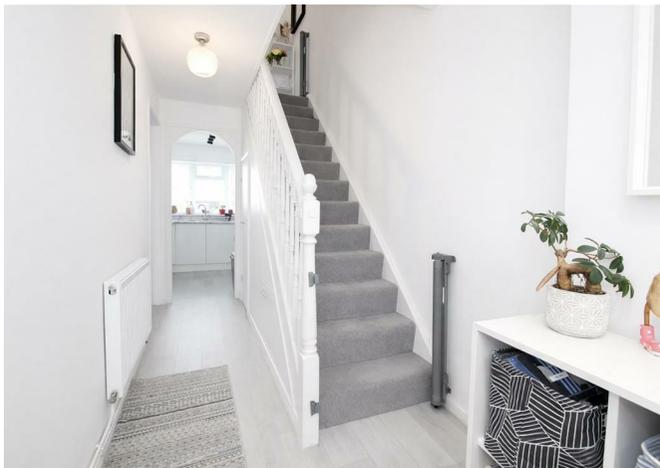
22 Twickenham Close, Beddington, CR0 4SZ



Guide price £400,000

Cromwells
ESTATE AGENTS





Cromwells Wallington are delighted to offer this immaculately presented two double bedroom terraced family home. The property benefits from an open plan lounge/diner, a modern kitchen and bathroom, and residents parking.

In terms of local facilities, Waddon BR station is just 0.9 miles away (20 minutes walk) giving access to Wallington & Epsom to the south and East Croydon and both London Bridge and London Victoria stations to the north. The wide open spaces of Beddington Park are less than half a mile away (10 minutes walk) in the opposite direction. In terms of local schools, Beddington Park Primary School and Sherwood Park Schools are both within roughly half a mile - whilst there are a wide variety of shops, bars, restaurants and recreational facilities within the Valley Retail Park which is about 0.75 miles distant and at the Purley Way retail area which includes M&S, Sainsbury, Furniture Village, Next, Currys and many more stores - which is a five minute walk away. Viewing of this well presented three bedroom house is highly recommended - so call today to make an appointment to visit!

Accommodation

Obscure double glazed composite front door to..

Spacious entrance hall

Obscure UPVC double glazed window to front aspect, double panel radiator, wood laminate flooring, under stairs storage cupboards, wall mounted "hive" heating control.

Lounge/diner

UPVC double glazed window two front aspect and patio doors to rear, double panel radiator, coved ceiling, wood laminate flooring.

Kitchen

Range of fitted gloss wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, integrated oven/grill/microwave with gas hob at side and extractor fan above, space for tall standing fridge/freezer, integrated washing machine, wood laminate flooring, UPVC double glazed window to rear aspect.

Stairs to 1st floor landing

Loft access, fitted storage cupboard.

Main bedroom

UPVC double glazed window to front aspect, single panel radiator, coved ceiling, built in wardrobe.

Bedroom two

UPVC double glazed window to rear aspect, double panel

radiator.

Bathroom

Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail.

Rear garden

Paved patio area with footpath to rear, mainly laid to lawn with flowerbeds at side, gated rear access, fence enclosed.

Front

Decorative paved patio garden.

The vendor has advised that there are service charges for this property to cover maintenance of the communal grounds amounting to approximately £172 per annum.

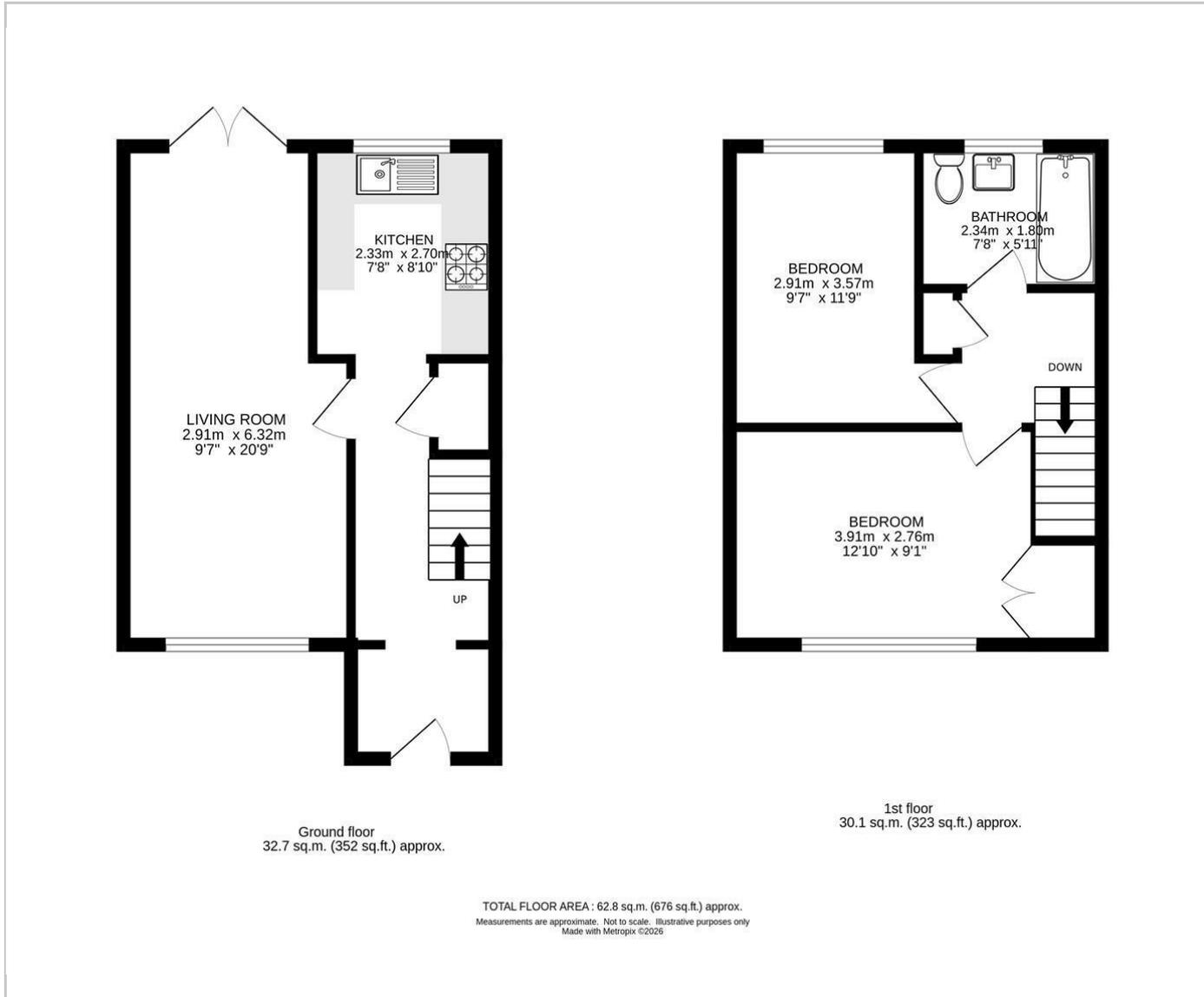
BUYER'S INFORMATION

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

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Floor Plans



Area Map



Energy Performance Graph

