







29 Bristow Road, Croydon, CR0 4QQ

3 1 2

Offers over £500,000

Cromwells
ESTATE AGENTS

29 Bristow Road

Croydon, CR0 4QQ

Offers over £500,000







Cromwells Wallington are pleased to offer this popular style three bedroom semi detached family home. The property benefits from three good size bedrooms, great potential to extend s.t.p.p, a large rear garden and no onward chain.

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

Covered entrance
Obscure glazed wooden front door to..

Spacious entrance hall
Obscure glazed windows to front aspect, single panelled radiator, coved ceiling, under stairs storage cupboard, obscure glazed window to side aspect.

Lounge
UPVC double glazed bay window to front aspect, two single panel radiators, fireplace, coved ceiling.

Dining room
Double glazed sliding doors to rear aspect, single panel radiator, coved ceiling.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and mixer tap, space and plumbing for washing machine, space for cooker, space for tall standing fridge/freezer, UPVC double glazed window and door to rear aspect, tiled splash back , single panelled radiator.

Stairs to 1st floor landing
Obscure UPVC double glazed window to side aspect, coved ceiling, single panel radiator, loft access.

Bedroom one
UPVC double glazed bay window with views across the local sports ground, single panel radiator, coved ceiling, fitted wardrobes.

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

Bedroom three
UPVC double glaze bay window to side aspect and window at front, single panel radiator.

Bathroom
Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome taps, wall mounted heater, cupboard housing hot water tank.

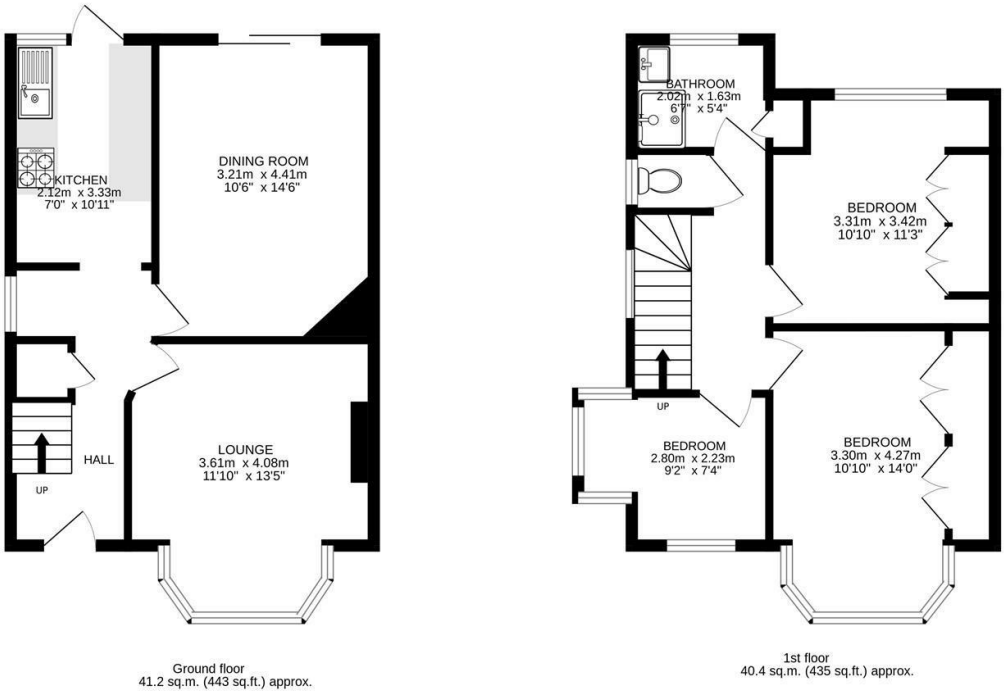
Separate WC
Consisting of low-level flush WC and obscure window to side.

Rear garden (Easterly aspect)
Approximately 130ft
Hardstanding seating area with footpath to rear, patio section, mainly laid to lawn with mature shrubs bordering, garden shed and greenhouse, outside tap, gated side access.

Front
Hardstanding, providing off street parking 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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

Floor Plan



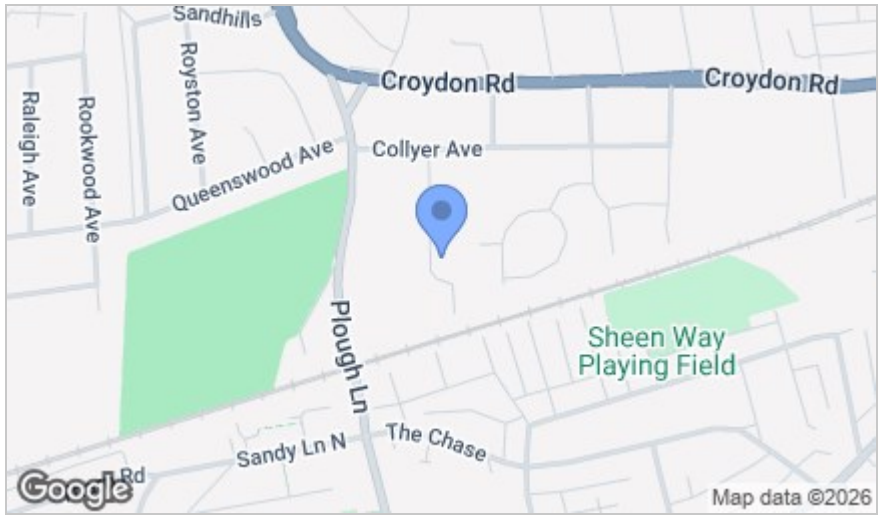
Ground floor
41.2 sq.m. (443 sq.ft.) approx.

1st floor
40.4 sq.m. (435 sq.ft.) approx.

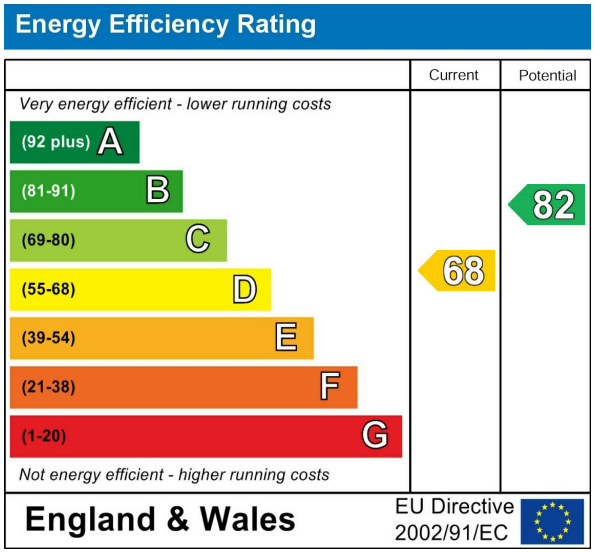
TOTAL FLOOR AREA : 81.6 sq.m. (878 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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.

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.

77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 0208 647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

Cromwells
ESTATE AGENTS