



4 River View Mews, Beddington, Croydon, CR0 4FW



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Offers over £600,000

Cromwells
ESTATE AGENTS



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Overview

Welcome to this stunning townhouse located in the desirable River View Mews, Beddington. This modern development offers a perfect blend of contemporary living and comfort, making it an ideal home for families or professionals alike.

Spanning an impressive 1,367 square feet, this property boasts four spacious bedrooms, providing ample space for relaxation and privacy. The open plan living area is a highlight of the home, creating a bright and inviting atmosphere that is perfect for entertaining guests or enjoying family time. The layout is designed to maximise space and light, ensuring a warm and welcoming environment.

With three well-appointed bathrooms, including two ensembles, convenience is at the forefront of this property. The additional downstairs WC adds to the practicality, making it easy for guests and family members alike.

For those with vehicles, the property includes off-street parking for one vehicle, a valuable feature in this sought-after area.

River View Mews is not only a beautiful home but also a fantastic location, offering easy access to local amenities and transport links. This townhouse is a rare find, combining modern living with comfort and convenience. Do not miss the opportunity to make this exceptional property your new home.

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Accommodation

Covered entrance

Obscure double glazed composite front door to:

Entrance hall

Oak flooring, single panel radiator, storage cupboard.

Lounge/diner

Double glazed bifold doors to rear aspect, two double panel radiators, oak flooring, large storage cupboard.

Kitchen

Range fitted gloss wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and brushed chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, integrated fridge/freezer, integrated dishwasher and washing machine, tiled flooring, tiled splash back, extractor fan, UPVC double glazed window to front aspect, fitted plantation shutters.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, tiled flooring, extractor fan, obscure UPVC double glazed window to front aspect.

Stairs to 1st floor landing

Single panel radiator, storage cupboard.

Bedroom four

UPVC double glazed window to front aspect, fitted plantation shutters, single panel radiator.

Bedroom three

UPVC double glazed window to front aspect with integrated black out blinds, fitted plantation shutters, single panel radiator.

Bedroom two

UPVC double glazed windows to rear aspect with integrated black out blinds, fitted plantation shutters, single panel radiator, fitted wardrobes with sliding doors.

Ensuite shower room

Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled flooring, extractor fan, obscure UPVC double glazed window to rear aspect.

Bathroom

Spacious suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel, tiled flooring, extractor fan.

Stairs to 2nd floor

Main bedroom

Velux window to front aspect with black out blind and double glazed doors leading to rear balcony terrace, single panel radiator.

Ensuite shower room

Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard, low-level push button flush WC, tiled flooring, heated chrome towel rail, extractor fan.

Rear garden

Approximately 40ft

Paved patio area and footpath leading to rear, mainly laid to lawn with mature shrubs bordering, rear decking area, garden shed, outside power supply, fence enclosed.

Front

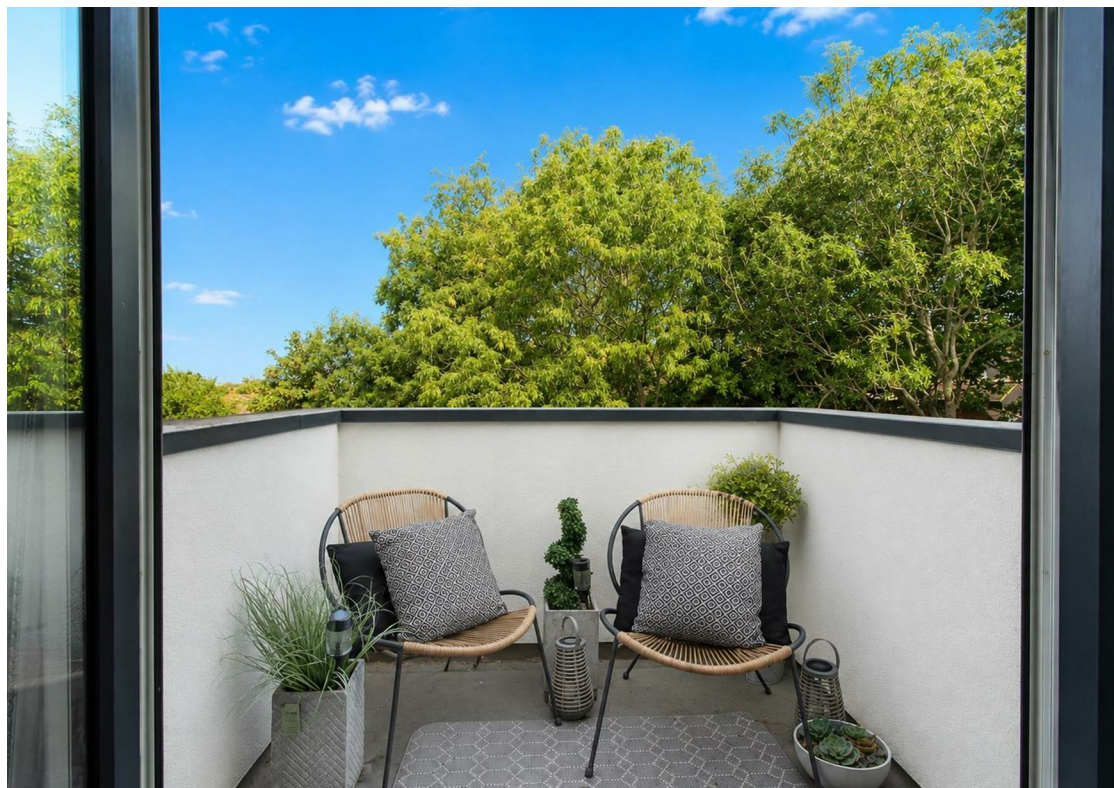
Hardstanding driveway providing off street parking with block paving and hedges at side, outside tap.

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.

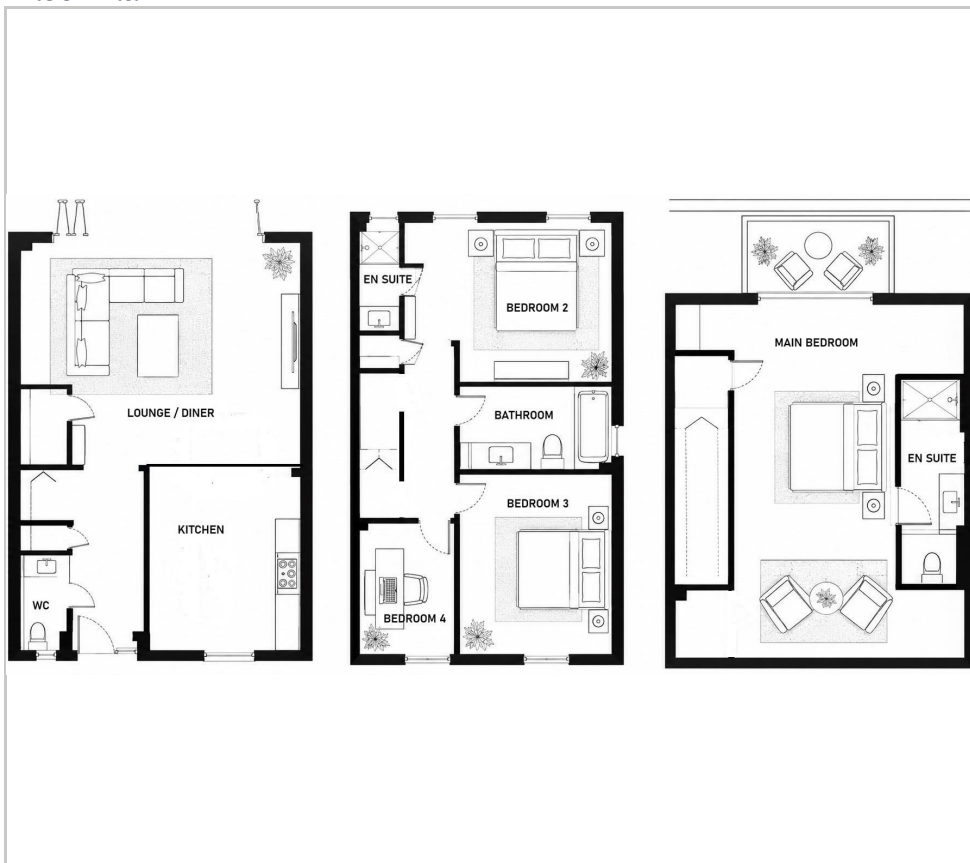








Floor Plan



Area Map

Lived 8 year, looking for onward, property will be in chain.

Built 2018, purchased from new.

Combi boiler located ground floor cupboard, serviced annually.

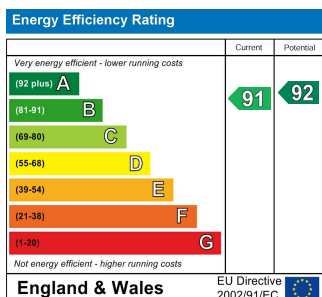
The boundary is on the left.

Annual invoice from Earlswood Homes (the builders of the development) which includes contributions towards public liability insurance, weeding and spraying, and a management fee which is approx £150 per year.

As a community, the 7 households of River View Mews then pay separately for the electricity supply for the pumping station which is around £6.50 per month each.

If the pumping station ever needed maintenance that would be payable by the 7 households collectively. It has recently been serviced and repaired so shouldn't need that in the near future

Vendor says their electric bills are around £90 a month.



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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