



12 Twickenham Close, Beddington, CR0 4SZ



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Guide price £399,950

Cromwells
ESTATE AGENTS





Cromwells Wallington are delighted to offer this charming three bedroom terraced family home requiring an element of modernisation, offered to the market with NO ONWARD CHAIN. The property benefits from an open plan lounge/diner, a downstairs WC, and off street 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

UPVC double glazed entrance porch
Tiled flooring, obscure composite front door to..

Spacious entrance hall
Obscure UPVC double glazed windows to front aspect,
single panel radiator, under stairs storage cupboard.

Lounge/diner
Double glazed window and sliding door doors to rear aspect,
covered radiator, wall mounted "Worcester" boiler.

Kitchen
Range of fitted wall units with matching cupboards and
drawers below, roll top work surfaces with inlaid stainless
steel sink and chrome mixer tap, space and plumbing for
washing machine, space for cooker, space for tall standing
fridge/freezer, tiled flooring, double panel radiator, double
glazed window to front aspect.

Downstairs WC
Consisting of low-level flush WC, wash hand basin with
chrome taps, obscure double glazed window to front aspect.

Stairs to 1st floor landing
Loft access

Bedroom one
UPVC double glazed window to front aspect, single panel
radiator.

Bedroom two
Double glazed window to rear aspect, fitted wardrobes, single
panel radiator.

Bedroom three
Double glazed window to rear aspect, fitted wardrobes and

drawers, single panel radiator.

Bathroom
Three piece suite comprising panel enclosed bath with taps
and thermostatic shower, wash hand basin with chrome
mixer tap and storage cupboards below, low-level push
button flush WC, fitted storage cupboards, part tiled walls,
obscure double glazed window to front aspect.

Rear garden
Paved patio garden with flower beds at side, gated rear
access, garden shed.

Front
Paved frontage providing off street parking if desired, brick
wall border and gated frontage.

The vendor has advised that there are service charges for this
property to cover maintenance of the communal grounds
amounting to approximately £300 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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Area Map

Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | 69 | 77 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

