



9 Meller Close, Croydon, CR0 4UB



Guide price £475,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to offer this beautifully presented three bedroom semi detached family home, situated in a desirable residential road in Beddington, close to local shops, bus links, the River Wandle and Beddington Park.

The property has been lovingly maintained by the current owners with a modern and bright interior throughout, offering spacious living accommodation with an open plan living and dining room, a modern kitchen and a downstairs WC. Upstairs you will find three good sized bedrooms plus a family bathroom. The property benefits from a driveway with off street parking for two cars, side access and a lovely rear garden offering the perfect place to relax and entertain family and friends! Don't miss out on the opportunity to make this lovely home your own, call us to book a viewing now!

Accommodation

Entrance Hall

Understairs storage cupboard, fitted carpet, radiator

Kitchen

Range of modern grey gloss fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor fan above, space for tall fridge freezer, space for dishwasher, integrated washing machine, breakfast bar, laminate flooring, double glazed window to rear aspect.

Downstairs WC

With radiator, laminate flooring and double glazed window to rear aspect.

Rear lobby area with door out to garden.

Living Dining Room

Electric fireplace, radiators, double glazed windows to front and side aspect, fitted carpet.

Stairs to 1st floor landing

Loft access, fitted carpet

Bathroom

Panel enclosed bath with chrome mixer tap and showerhead attachment, WC, vanity wash hand basin with chrome mixer tap and storage below, heated towel rail, tiled walls and flooring, double glazed obscure window to rear aspect

Bedroom One

Built-in wardrobe, radiator, fitted carpet, double glazed window to front aspect

Bedroom Two

Built in wardrobes with sliding doors, radiator, fitted carpet, double glazed window to front aspect

Bedroom Three

Built in wardrobes, radiator, fitted carpet, double glazed window to rear aspect

Outside

Driveway with off street parking

Rear Garden

mainly laid to lawn, borders with shrubs, boiler cupboard, shed, patio area, side access.

ROOM MEASUREMENTS

LOUNGE 16' 1" x 10' 5" (4.9m x 3.18m)

DINING ROOM 9' 6" x 6' (2.9m x 1.83m)

KITCHEN 13' 7" x 8' 10" (4.14m x 2.69m)

BEDROOM 1 13' 3" x 10' 5" (4.04m x 3.18m)

BEDROOM 2 14' 9" x 9' (4.5m x 2.74m)

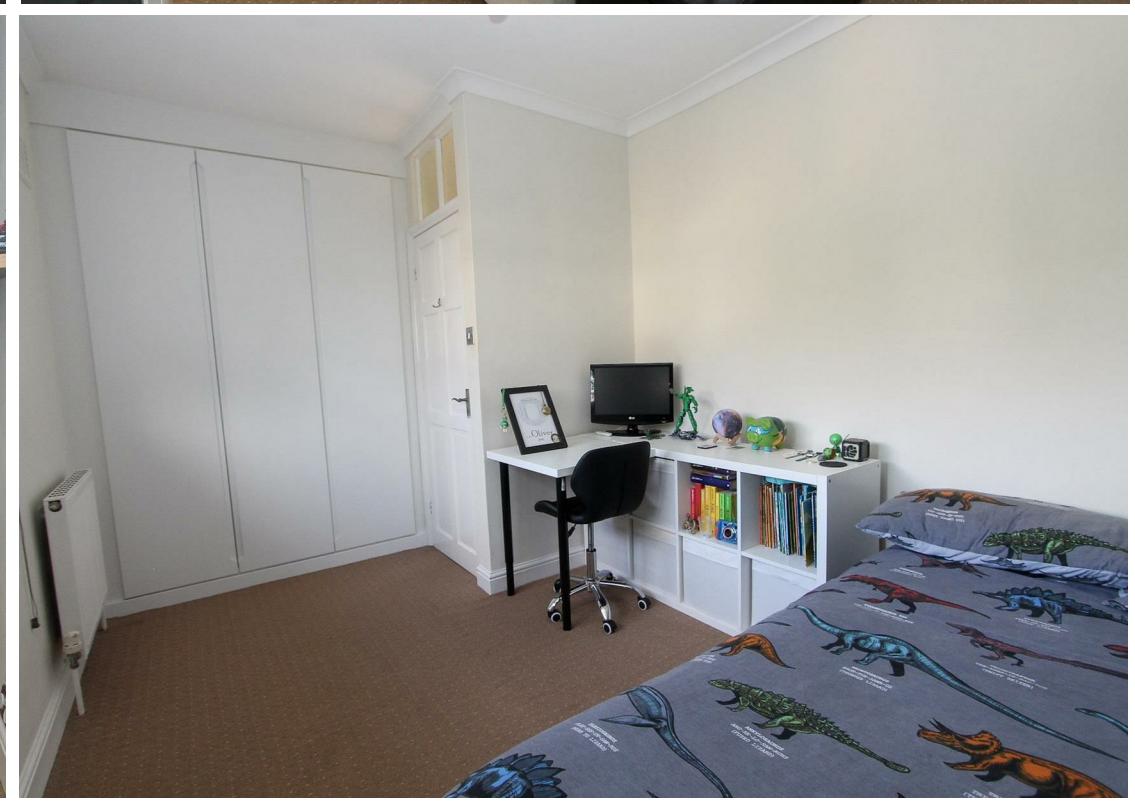
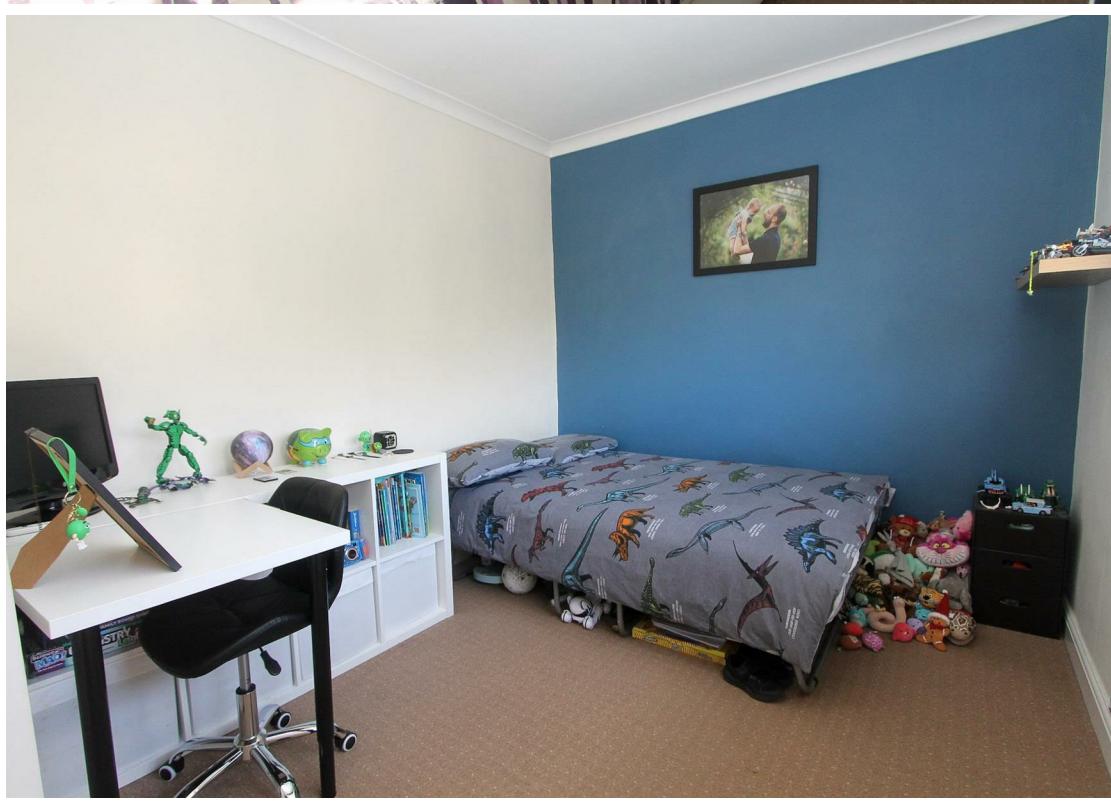
BEDROOM 3 10' 5" x 6' 8" (3.18m x 2.03m)

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.

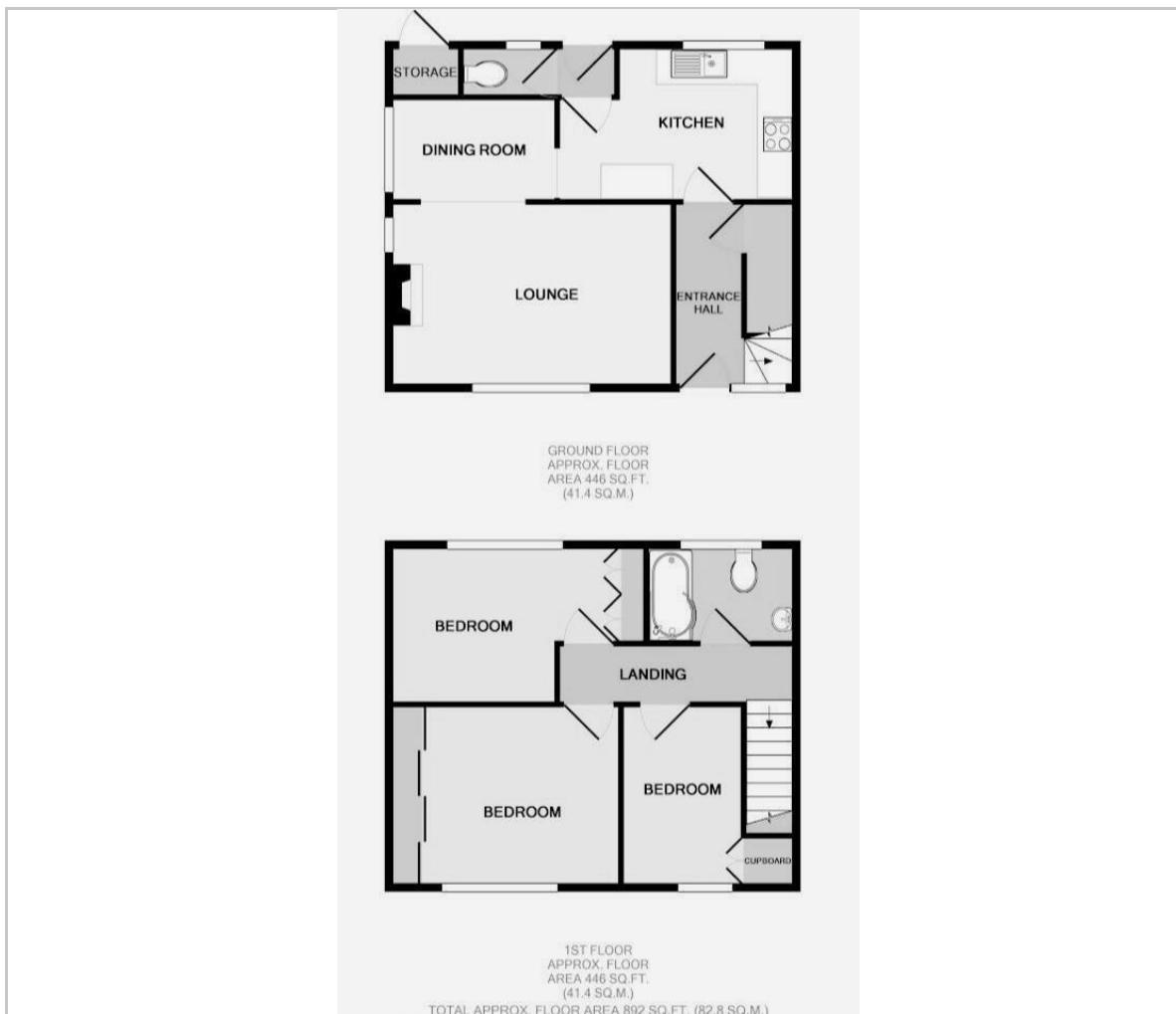




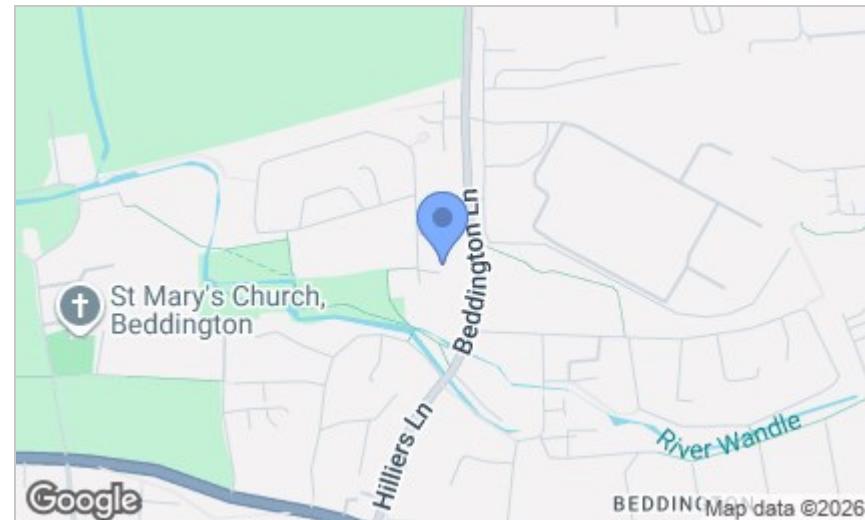




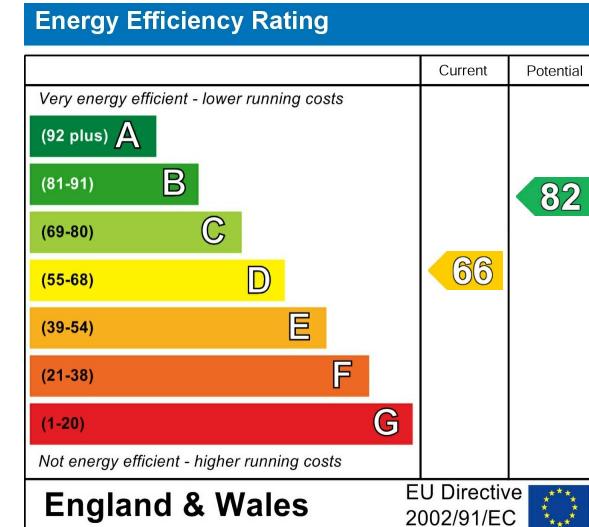
Floor Plan



Area Map



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.