



9 Meller Close, Croydon, CR0 4UB



Guide price £475,000

WH WATSON HOMES
Estate Agents

9 Meller Close

Croydon, CR0 4UB

Watson Homes are excited to present this beautifully maintained three-bedroom semi-detached family home, located on a sought-after residential street in Beddington. The property is conveniently close to local shops, bus routes, the River Wandle, and Beddington Park.

This charming home has been well cared for by the current owners and boasts a bright, modern interior throughout. The spacious layout features an open-plan living and dining area, a stylish kitchen, and a downstairs WC. Upstairs, you'll find three generously sized bedrooms and a family bathroom. Additional highlights include a driveway with parking for two cars, side access, and a delightful rear garden — an ideal spot for relaxing and entertaining. Don't miss your chance to make this wonderful home yours! Contact us today to arrange a viewing!

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.

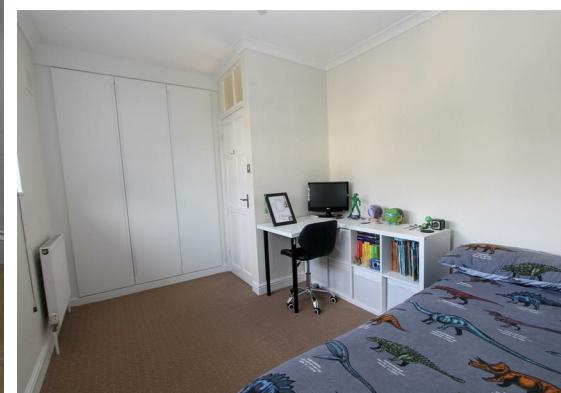
Rear lobby area with door out to garden.

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)

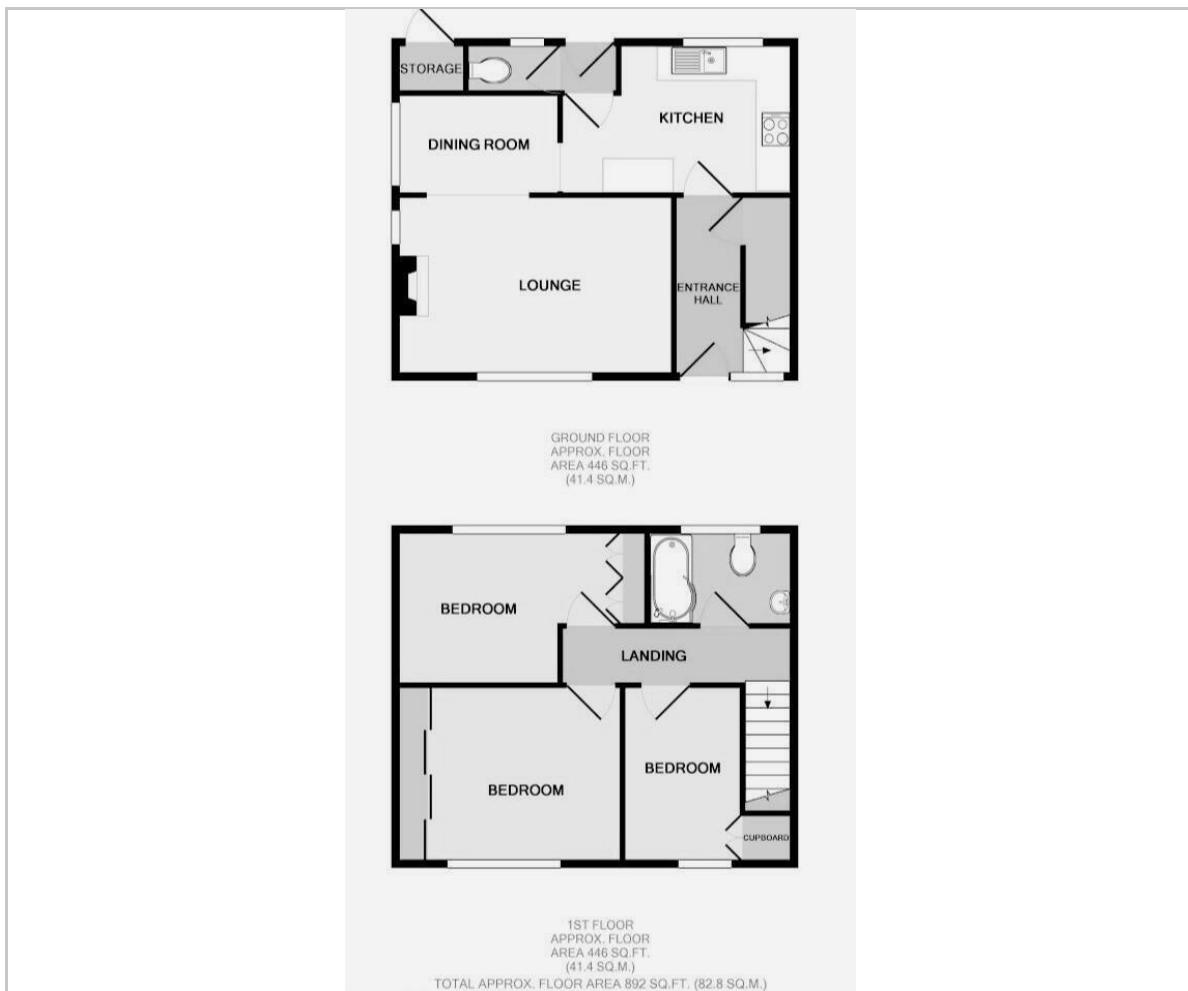
BEDROOM 3 10' 5" x 6' 8" (3.18m x 2.03m)

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

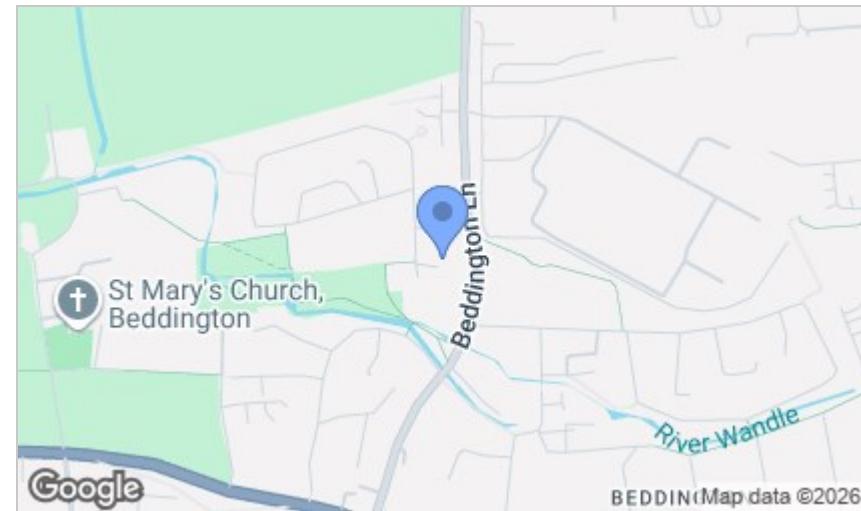


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

