



22 Hallowell Avenue
Croydon, CR0 4ST
Guide price £450,000



22 Hallowell Avenue

Croydon, CR0 4ST

NO ONWARD CHAIN A rare opportunity to acquire a charming two bedroom semi detached bungalow, nestled away in a desirable cul-de-sac in Beddington and close to excellent schools, local shops and the historic Beddington Park. The property benefits from a pretty rear garden, a garage, a utility / sun room, and off street parking.

Hallowell Avenue is only a short walk to local shops and Beddington Park. Bus links are within easy reach offering connections to Croydon, Wallington and Carshalton.

Accommodation

Obscure UPVC double glazed door to..
Entrance porch
Tiled step, UPVC double glazed front door to..

Entrance hall
Single panel radiator, coved ceiling, wall mounted digital thermostat.

Lounge/diner
UPVC double glazed window and patio doors to rear aspect, fireplace with wooden mantelpiece, single panel radiator, coved ceiling.

Kitchen
Range fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker, tiled splash back, single panel radiator, UPVC double glazed window to rear aspect, wall mounted "Worcester" boiler, obscure double glazed door to side.

Utility / Sun room
UPVC double windows to side and rear aspects and door leading to garden, space and plumbing for washing machine and tumble dryer, space for tall standing fridge/freezer, double panel radiator, rolltop worksurface with cupboards below.





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

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

Bathroom
Three piece suite comprising panel enclosed bath with chrome taps and thermostatic shower above, wash hand basin with chrome taps, low-level flush WC, double panel radiator, tiled walls, coved ceiling, obscure double glazed window to side aspect.

Rear garden
Approximately 40ft
Large paved patio area with footpath to rear, flower beds and mature shrubs bordering, outside tap, greenhouse, fence enclosed.

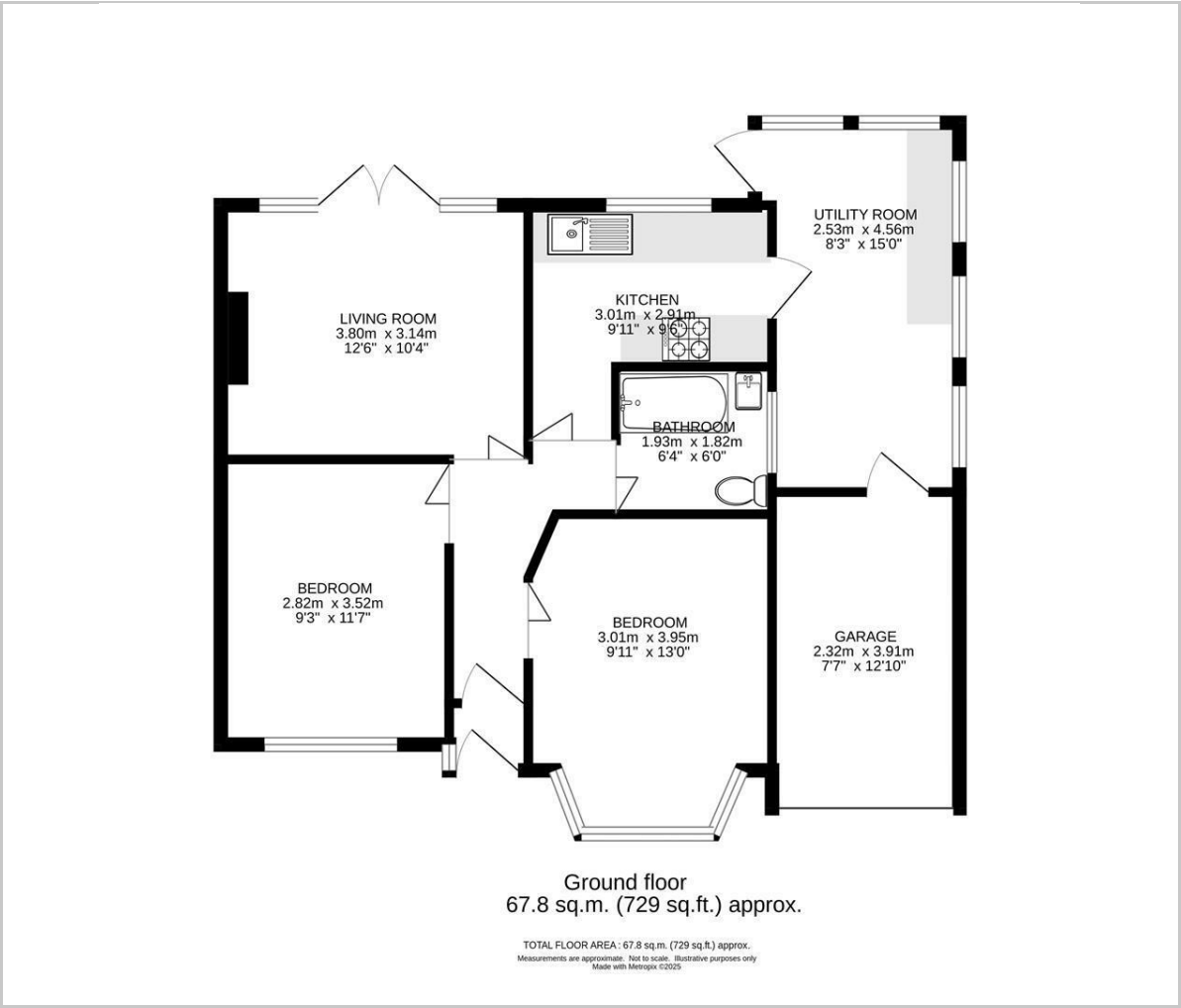
Garage at side
Up/Over door at front, with power and light.

Front
Block paved driveway providing off street parking with plants and flowerbeds 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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan

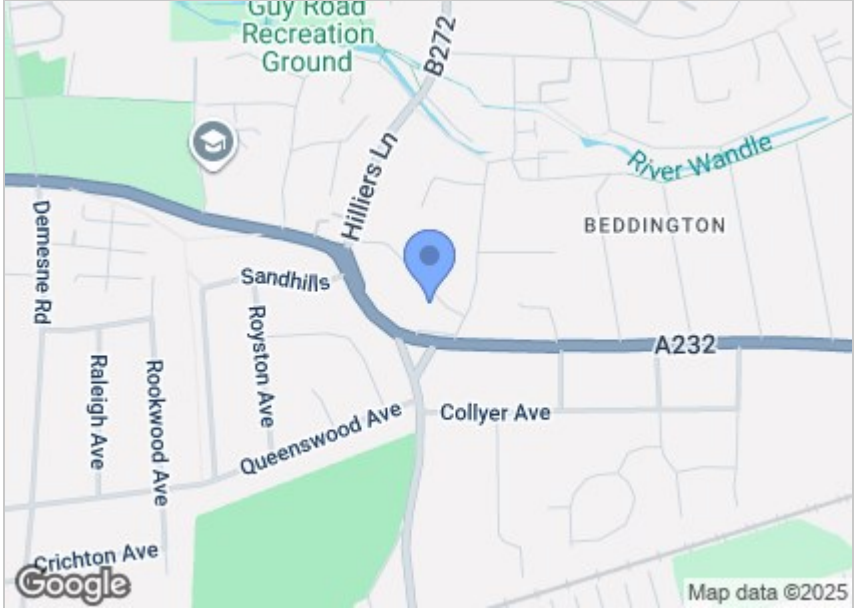


Viewing

Please contact our 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.

Area Map



Energy Efficiency Graph

