

TURNERS



Collyer Avenue, Beddington, CR0
£530,000 Freehold

020 8687 9787 | turnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

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Full Description

This deceptively spacious three double bedroom semi-detached dormer Bungalow is one you will not want to miss. It's located in this fabulous area on the outskirts of Wallington and Beddington Village. It's also extremely convenient for both Croydon and its fabulous shops and Sutton and surrounding areas.

The accommodation is over two floors and comprises: Entrance Hall, bay fronted lounge/dining room, stylishly flitted kitchen breakfast room, ground floor shower room and bedroom two and three. Upstairs you have the main bedroom and bathroom. Outside to the rear is a very picturesque rear garden with a raised decking area at the rear of the property. To the side there is side access leading to the front of the property where you have off street parking.

One of the main draws to the area is the schools, as we are close to all the excellent grammar schools and brilliant primary schools. The local shops and fantastic parks are all just around the corner.

Croydon and Purley Way shopping areas and Waddon BR Station and local buses providing transport links to the surrounding areas are all within minutes.

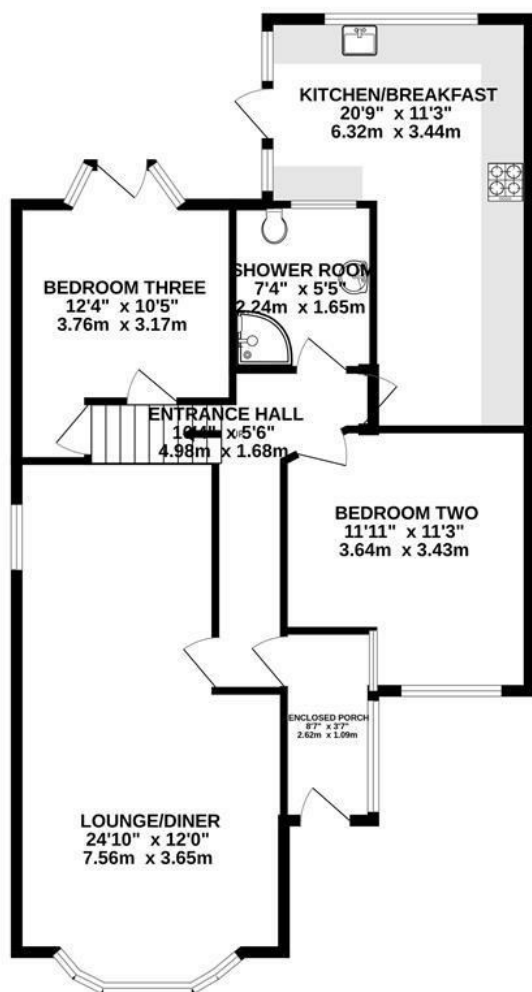
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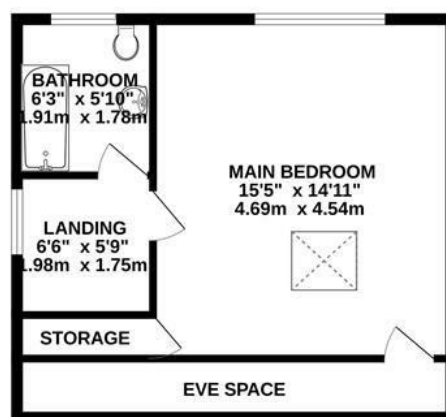
Key Features

- Dormer Bungalow
- Three Bedrooms
- Two Bathrooms
- Great Family Accommodation
- Very Popular Schooling Area
- Great Transport Links
- Large Kitchen Breakfast Room
- Sought After Location
- Off Street Parking
- EPC Rating E

GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		52	57
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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