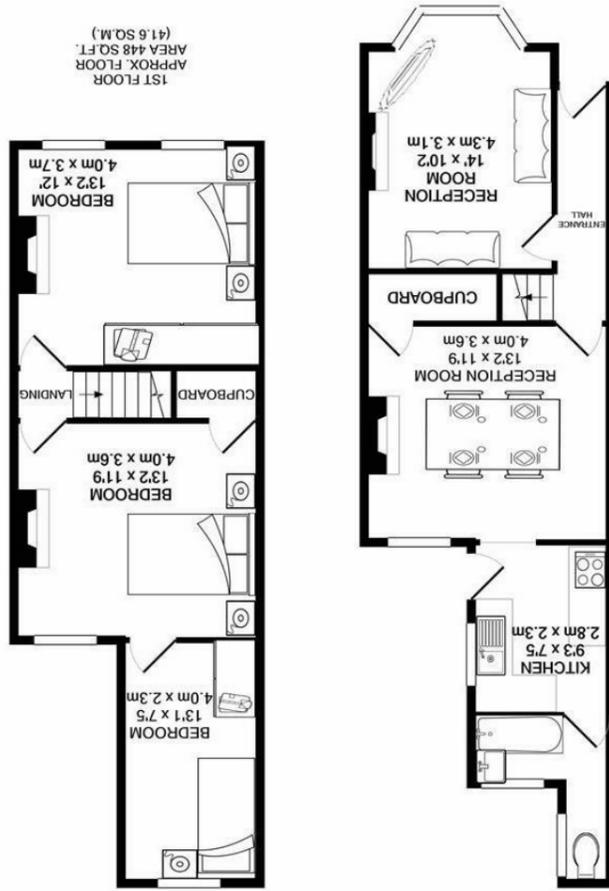


While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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SILVERMAN
BLACK
 PROPERTY SPECIALISTS





4 Wandle Road

Croydon, CR0 4SD

£399,950

Silverman Black is delighted to offer this charming & characterful three bedroom period cottage, located a stone's throw from the River Wandle and in the popular Beddington Village Conservation Area - a pleasant Victorian "quarter". Presented in very good decorative condition and with some gorgeous original Victorian fireplaces & features, the property affords well-proportioned family accommodation incorporating two large independent reception rooms, a well equipped kitchen and a full bathroom on the ground floor, with three generous bedrooms located upstairs - although it should be noted that bedrooms 2 & 3 interconnect. Externally, the house has a pretty, gated front garden whilst to the rear the back garden extends around 60 ft, is mainly laid to lawn and features an old WWII Anderson air-raid shelter, which has been converted into a useful shed. There is ample on street parking both in Wandle Road and Richmond Road. There may be potential for extension to the rear of the property or into the loft (STPP), with many people also converting the third bedroom into a spacious ensuite bathroom. Waddon BR station is 0.8 miles away (17 minutes walk) with regular trains to both London Bridge & London Victoria stations, whilst Trams giving access to Wimbledon & Beckenham are 1.5 miles distant. Bus services run from Hilliers Lane (five minutes walk away) to Mitcham, Purley and Wallington. Viewing is highly recommended - so call today to arrange an appointment to visit this lovely "period piece".

- A charming & characterful period cottage located in a sought after Victorian Quarter, only a stones throw from the River Wandle in Beddington
- Some amazing Victorian features including a wonderful fireplace with original tiled slips
- Accommodation comprises a welcoming entrance hall, large independent reception rooms, a well equipped kitchen and a ground floor bathroom, with three generous bedrooms on the first floor (please note that beds 2 & 3 interconnect)
- Gas radiator heating, double glazing, 60 ft private rear garden
- There may be some potential to extend, subject to planning
- EPC rating: TBC
- Waddon BR Station with regular trains to London Victoria & London Bridge approx 0.8 miles (c 17 minutes walk), Tram Links to Wimbledon and Beckenham approx 1.5 miles distant, with buses to Mitcham, Wallington & Purley are immediately accessible
- Viewing is highly recommended - so book an appointment today!

