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# Meller Close, Croydon

£275,000



Welcome to Meller Close, situated in the desirable area of beddington, this sizeable SPLIT-LEVEL MAISONETTE offers a perfect blend of space and comfort. Spanning an impressive 915 square feet, this larger-style property boasts two well-proportioned bedrooms, providing ample room for relaxation and rest.

The inviting reception room serves as a welcoming space for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the inclusion of a garage, providing secure parking for one vehicle and additional storage options. The long lease adds to the appeal, offering peace of mind for future homeowners.

With its excellent location, residents will benefit from a variety of local amenities, including shops, schools, and transport links, making commuting and daily errands a breeze.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com



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## KEY FEATURES

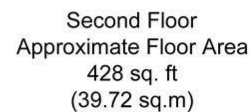
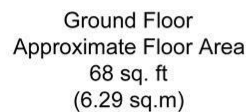
- 2 DOUBLE BEDROOMS
- GARAGE + COMMUNAL PARKING
- LONG LEASE
- SPLIT LEVEL
- LARGER STYLE
- NO GROUND RENT
- GAS CENTRAL HEATING
- CLOSE TO BEDDINGTON PARK











**Approx. Gross Internal Floor Area 915 sq. ft / 84.89 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by [designimperial.com](http://designimperial.com)



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	59	72	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

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