



3 Elgin Road, Wallington, SM6 8RE



Offers over £700,000

Cromwells  
ESTATE AGENTS



# 3 Elgin Road, Wallington, SM6 8RE

Cromwells Wallington are pleased to offer this superb five bedroom period family home, boasting a convenient central Wallington location with easy access to the town centre & local amenities. The property is immaculately presented throughout, with two spacious reception rooms, a kitchen breakfast room, a cellar, four bedrooms & family bathroom on the 1st floor & a loft room with en-suite shower room.

Ideally located with close proximity to local shops, transport links, and amenities. Wallington High Street and the mainline train station are just a stone's throw away. For those prioritizing access to excellent grammar schools, Wallington High School for Girls, Wallington County Grammar, and Wilsons High School are conveniently within walking distance.

Accommodation  
Sheltered Entrance  
Front door into

Entrance Hall  
Coved ceiling, dado rail, restored original floorboards, radiator, door to cellar.

Downstairs WC  
With wash, handbasin, WC and window to side aspect

Living Room  
Coved ceiling, picture rail, UPVC double glazed bay window to front aspect with bespoke fitted hardwood shutters, cast iron feature fireplace, restored original floorboards, radiator.

Dining Room  
Coved ceiling, picture rail, cast iron feature fireplace, restored original floorboards, radiator, double glazed French doors leading out to rear garden.

Kitchen/ Breakfast Room  
Range of fitted kitchen units and drawers, worksurface, inset sink with chrome mixer tap, integrated oven and grill, gas hob with extractor hood above, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer and dishwasher, tiled splashback, tiled floor, double glazed window to side aspect, double glazed window and patio door to rear aspect.

Stairs to 1st floor hallway  
Dado rail, radiator, fitted carpet.

Bedroom One  
Picture rail, radiator, fitted carpet, UPVC double glazed windows to front aspect with bespoke fitted hardwood shutters.

Bedroom Two  
Radiator, fitted carpet, UPVC double glazed window to rear aspect with bespoke fitted hardwood shutters.

Bedroom Three  
Radiator, fitted carpet, UPVC double glazed window to rear aspect with bespoke fitted hardwood shutters.

Bedroom Four  
(Currently used as a home office)  
Radiator, wood laminate flooring, UPVC double glazed window to front aspect with bespoke fitted hardwood shutters.

Bathroom  
White bathroom suite comprising of panel enclosed bath with chrome taps, pedestal wash, hand basin with mixer tap, WC, shower cubicle with thermostatic shower, heated towel, rail, and radiator, wood laminate flooring, tiled walls, double glazed, obscure windows to side aspect.

Loft Room/ Bedroom Five  
Velux windows, radiator, fitted carpet.

En-suite Shower Room  
Modern white suite with shower, cubicle, WC, wash hand basin, with mixer tap, tiled walls, wood laminate flooring, Velux windows.

Outside

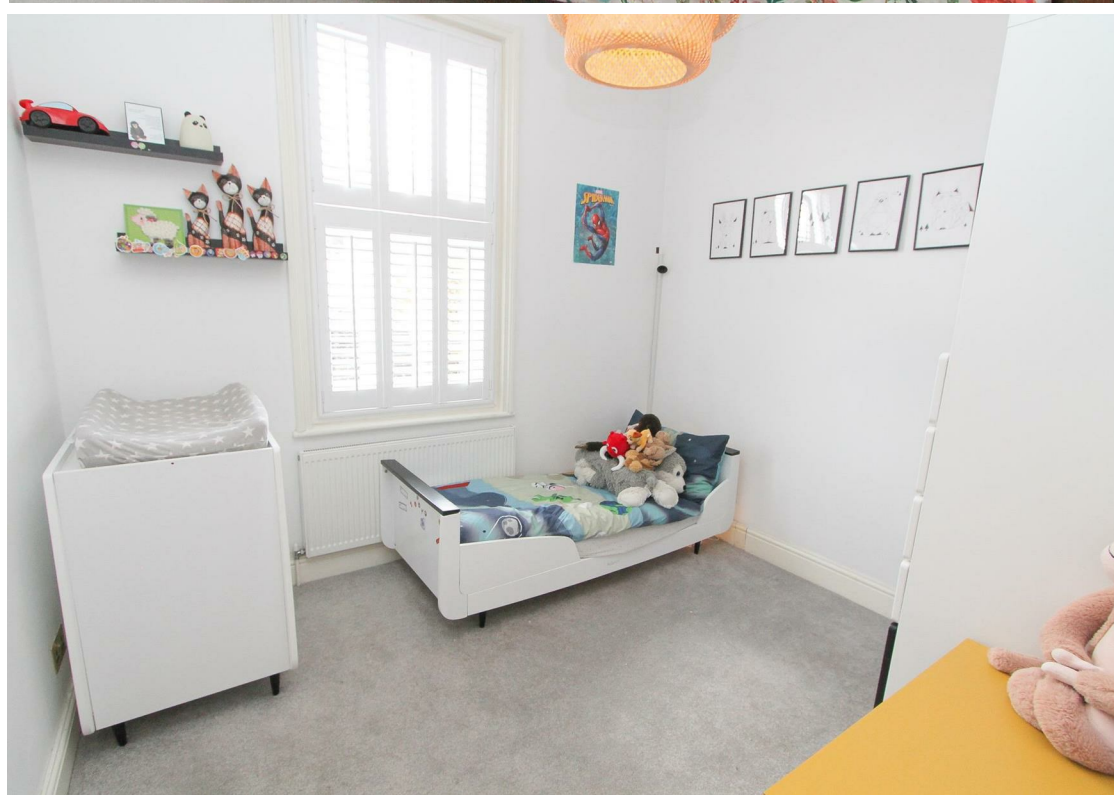
To the front  
Block paved driveway with off street parking, gate with side access, power socket for EV charging in the car port

6.2 kw solar panels and 3kW battery system

Rear Garden  
Well maintained garden with patio area, lawn section, borders with shrubs and flowers.

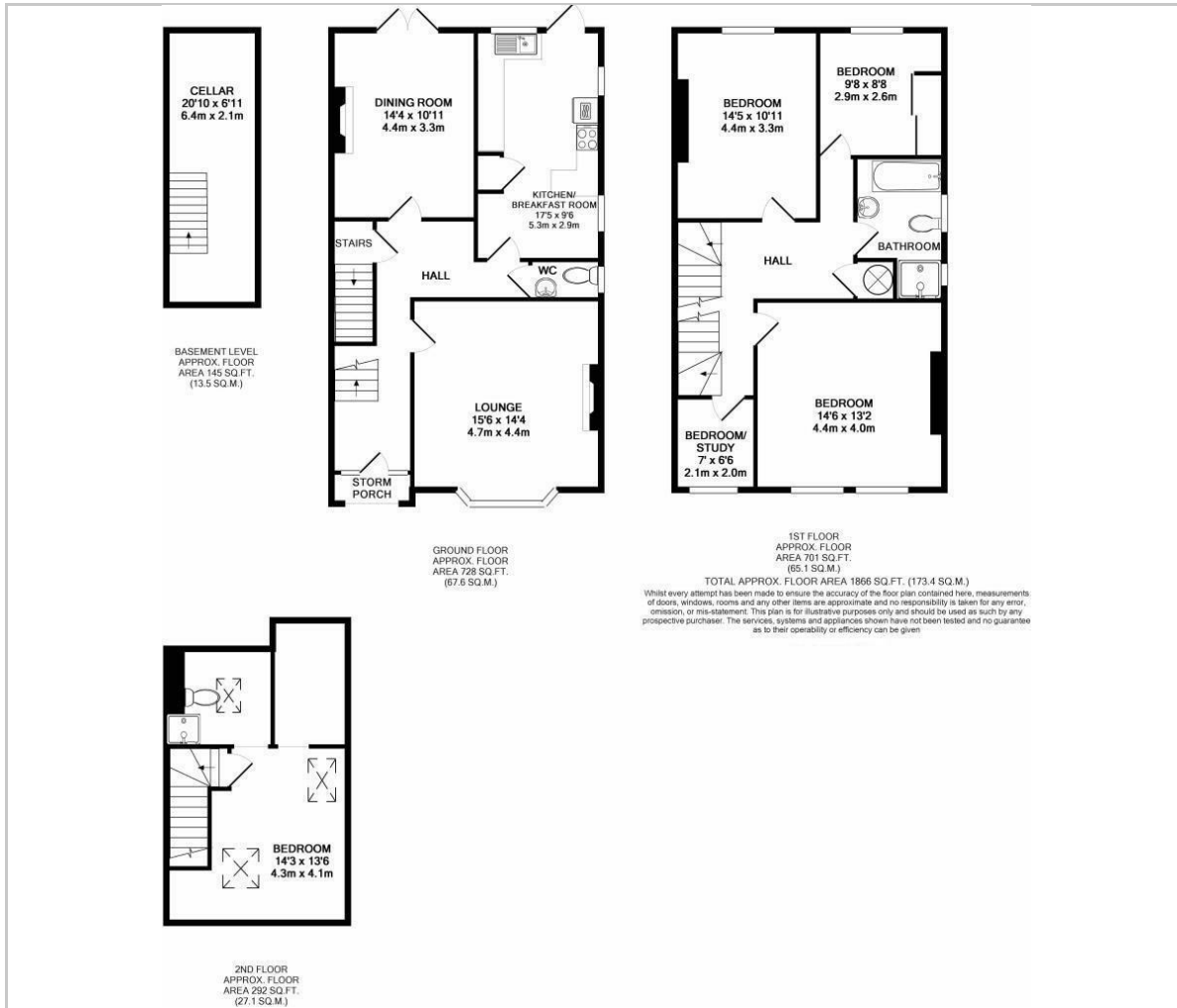








## Floor Plan

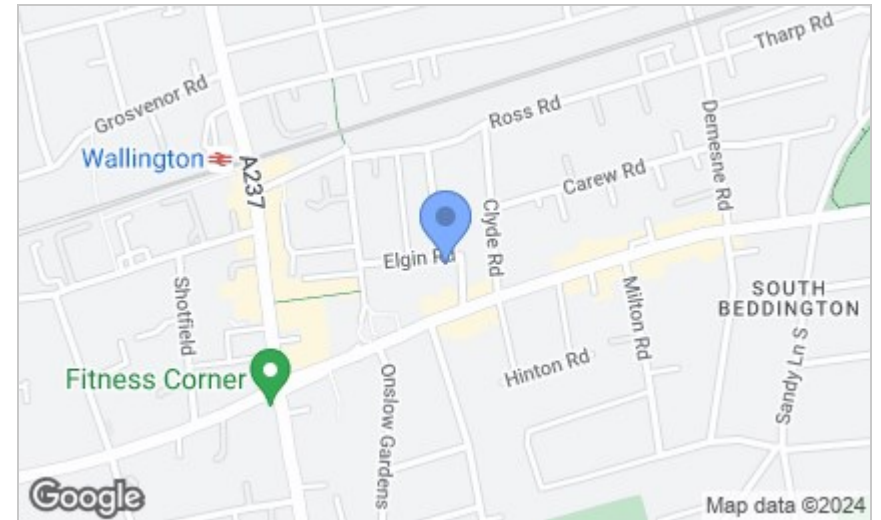


## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

