



34 Prince Charles Way, Wallington, SM6 7BP



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Guide price £400,000

Cromwells
ESTATE AGENTS



34 Prince Charles Way, Wallington, SM6 7BP

A great opportunity to purchase this spacious two bedroom end of terrace home, which is offered with the benefit of no onward chain. Originally a three bedroom which was converted to two bedrooms to create a extra large primary bedroom, this could easily be changed back to a three bedroom if desired. The property offers excellent room sizes, where on the ground floor you will find a well equipped kitchen, a WC and an open plan living dining room with patio door leading out to the rear garden. Upstairs there are two large double bedrooms and a family bathroom. There is also an allocated parking space in the road.

Prince Charles Way is situated close to transport links with bus routes serving Wallington, Carshalton, Sutton and Morden, and Hackbridge mainline train station is only a short walk away with easy access to Central London. Beddington Park is directly opposite and provides lovely local green space to enjoy.

Accommodation

Paved front garden with two storage cupboards, (one housing boiler), part glazed front door into

Entrance Hall

Fitted carpet, under stairs storage cupboard.

Downstairs WC

With corner wash hand basin and WC

Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset 1.5 bowl sink with chrome mixer tap, integrated oven and grill, gas hob and extractor fan above, space and plumbing for washing machine, space for under counter fridge/freezer, tiled splashback, UPVC double glazed window to front aspect, tiled flooring.

Open plan Living Dining Room

Dining Area

Parquet flooring, radiator, double glazed, obscure window to side aspect

Living Area

Radiator, fitted carpet, double glazed bay window to rear aspect and patio door leading out to garden

Rear Garden

Decking and lawn area, borders with shrubs, shed, fence enclosed, water tap.

Stairs to 1st floor hallway

Storage cupboard, airing cupboard housing water tank, loft access (with pull down ladder, part boarded for storage, insulated) fitted carpet

Bedroom One (previously two separate bedrooms)

Fitted wardrobes, radiator, fitted carpet, double glazed bay window to rear aspect

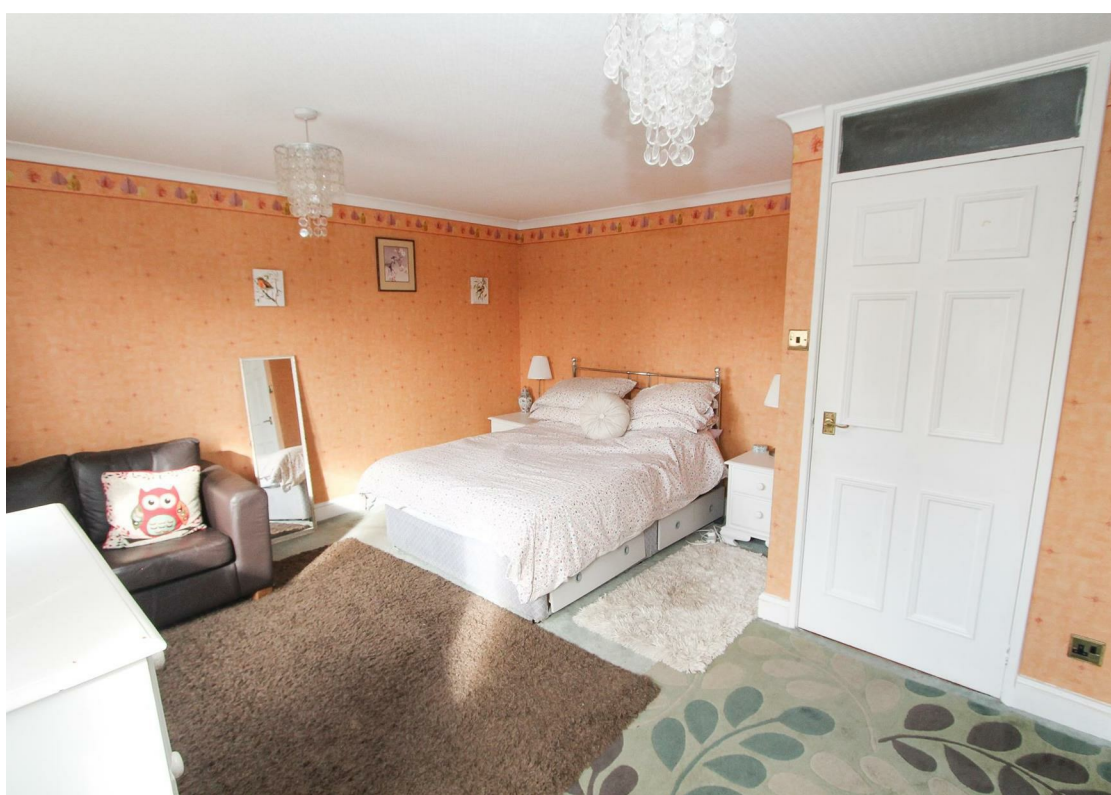
Bedroom Two

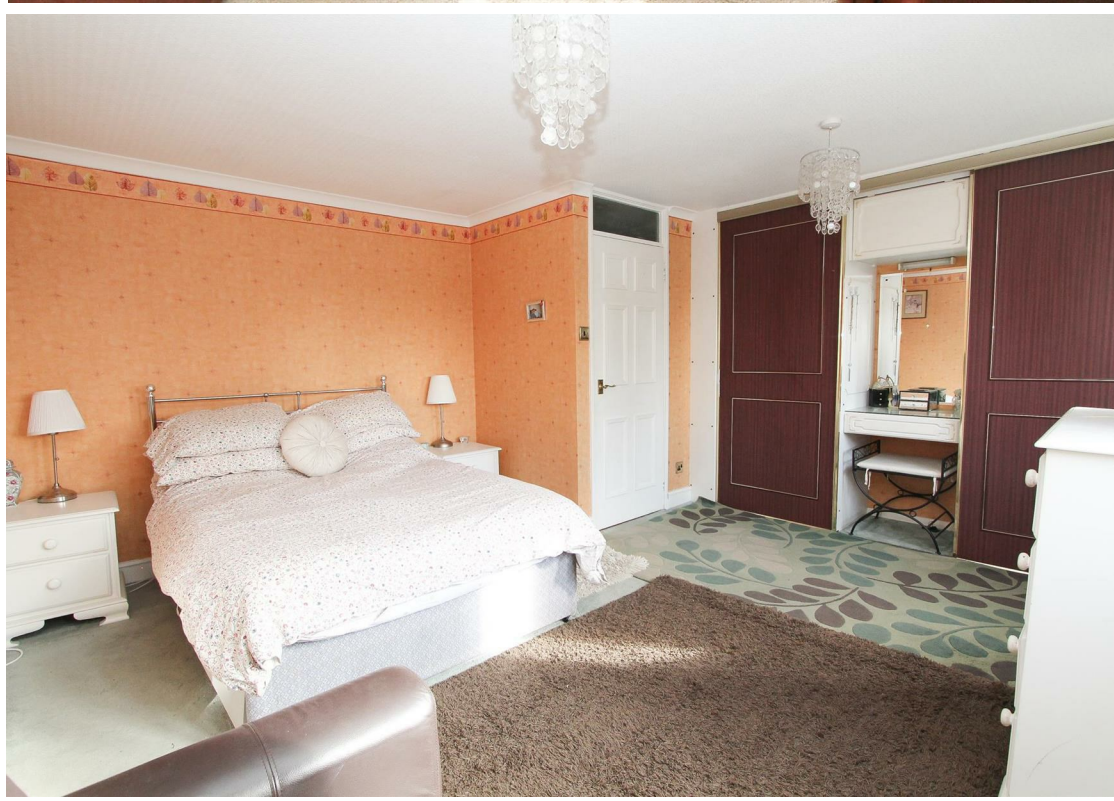
Fitted wardrobes, double glazed bay window to front aspect, fitted carpet

Bathroom

Panel enclosed bath with chrome taps, electric 'Triton' shower, pedestal wash hand basin with chrome taps, WC, tiled walls, double glazed obscure window to front aspect, radiator.

Allocated parking space on the road

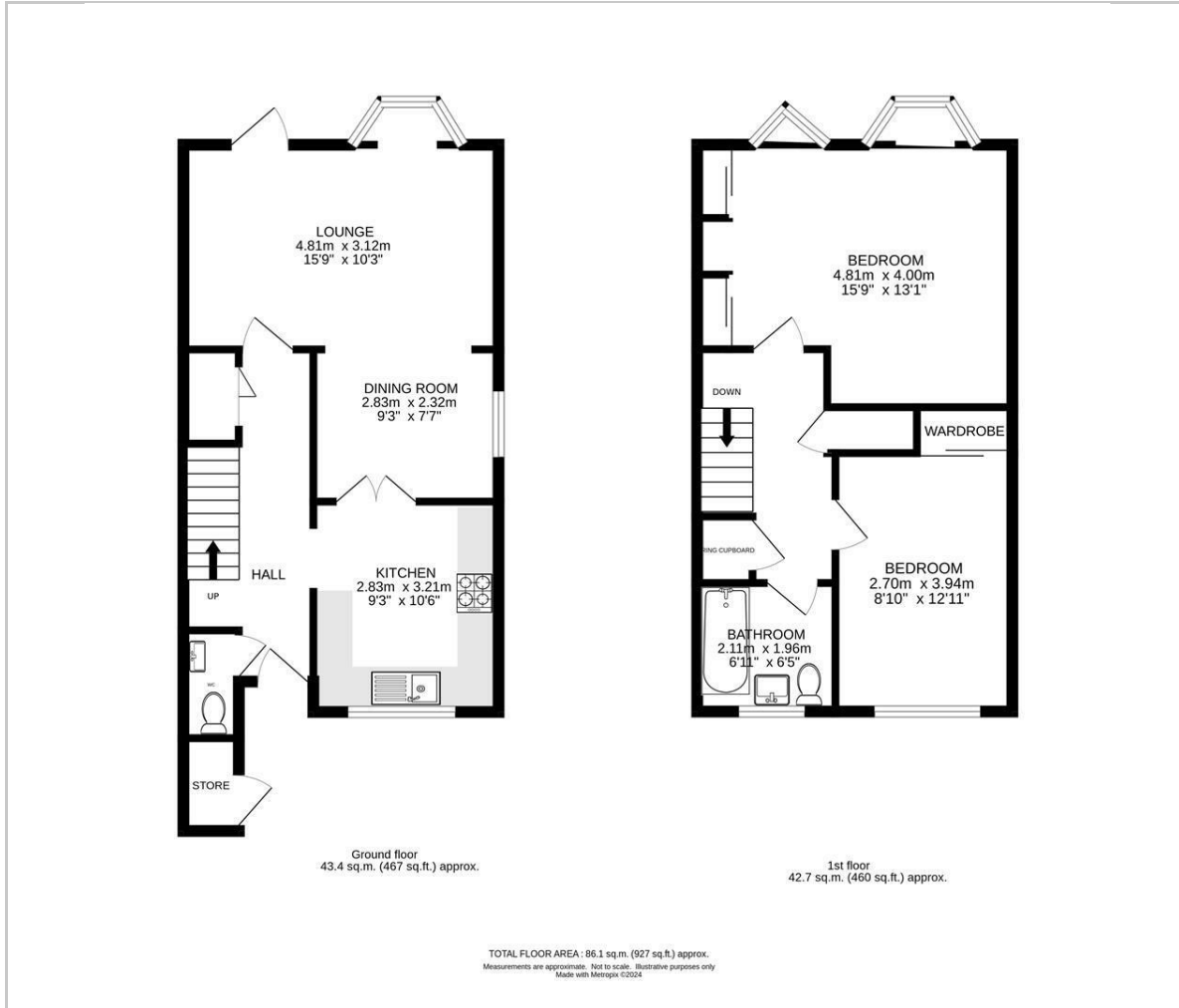








Floor Plan

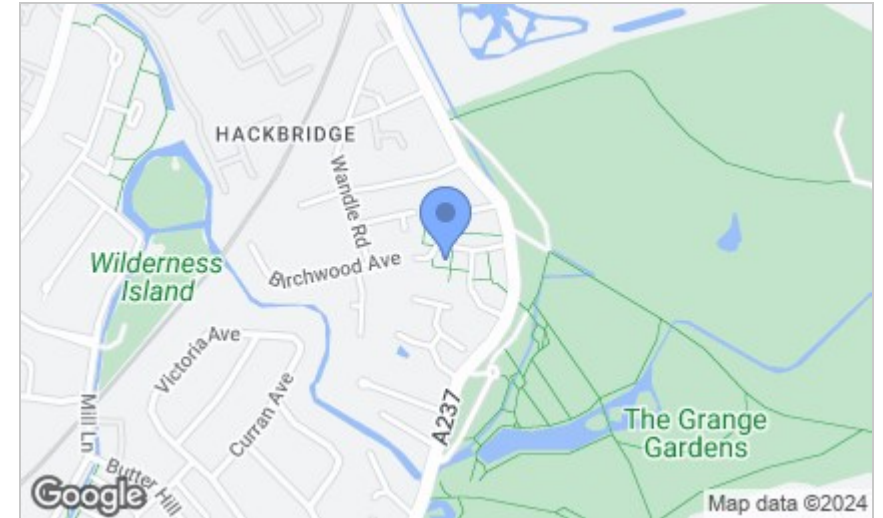


Viewing

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

