



55 Stratton Avenue, Wallington, Surrey, SM6 9LJ



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Guide price £725,000

Cromwells
ESTATE AGENTS



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Situated on the South side of Wallington overlooking a small green is this immaculately presented four bedroom semi-detached family home. The property benefits from a 17ft lounge, an 18ft kitchen/diner, a downstairs WC, a playroom/study, an en-suite shower and a garage at the rear.

The property is ideally placed for those looking to be close to excellent grammar schools. Wallington High School for Girls, Wilsons Grammar School and John Fisher are all within walking distance, and there are also nearby bus links into Wallington, Purley, Croydon and Sutton.

Accommodation

Sheltered Entrance:

Part glazed wooden front door to:

Entrance Hall:

Single panel radiator, engineered oak flooring, understairs storage, storage cupboard.

Lounge: 17'2 x 10'9 into bay

UPVC double glazed bay window to front, double panelled radiator, wood flooring, wall lights, coved ceiling, open plan to:

Kitchen/Diner: 18'10 x 16'00 (L-shaped)

Dining Area:

UPVC double glazed window to rear aspect, single panel radiator, engineered oak flooring, coved ceiling, sunken spotlights, UPVC double glazed patio doors to rear aspect.

Kitchen:

Luxury fitted range of wooden wall units with matching doors and drawers below, wooden work surfaces with inset ceramic sink, mixer tap with instant hot water, space for gas range cooker, integrated wine cooler, integrated dishwasher, integrated washing machine, space for tall standing fridge/freezer, engineered oak flooring, UPVC double glazed window to rear aspect and door to side, tiled splashback, sunken spotlights.

Utility Room: 12'11 x 7'01

Range of fitted wooden wall units with matching doors and drawers below, display cabinet, space for double wine cooler, integrated steam microwave, wooden work tops with space and plumbing for washing machine and tumble dryer below, wood flooring, modern radiator, UPVC double glazed window and door to rear aspect, loft access.

Play Room / Bedroom 5: 10'04 x 8'02

UPVC double glazed window to front aspect, modern radiator, solid oak flooring, sunken spotlights.

Downstairs WC:

Consisting of low level push button flush WC, wash hand bowl basin with chrome mixer tap, modern radiator, solid oak flooring, obscure UPVC double glazed window to side aspect.

Stairs to First Floor Landing:

Fitted carpet, UPVC double glazed window to side aspect, single panelled radiator.

Bedroom 1: 15'05 x 12'05

UPVC double glazed window to front aspect, double panelled radiator, sunken spotlights, fitted carpet.

En-suite Shower Room:

Consisting of tiled cubicle with thermostatic chrome shower, obscure UPVC double glazed window to side aspect, extractor fan.

Bedroom 2: 12'07 x 9'01

UPVC double glazed window to rear aspect, space for wardrobes, double panelled radiator.

Bathroom:

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap, heated chrome towel rail, wood flooring, obscure UPVC double glazed window to rear aspect, sunken spotlights.

Separate WC:

Consisting of low level push button flush WC, wash hand basin with chrome mixer tap, wood flooring, obscure UPVC double glazed window to side aspect.

Stairs to Second Floor Landing:

Fitted carpet, UPVC double glazed window to side aspect.

Bedroom 3: 16'07 x 12'06

UPVC double glazed windows to front and rear aspect, two double panelled radiators, fitted carpet, fitted wardrobes.

Bedroom 4: 10'04 x 7'10

UPVC double glazed window to rear aspect, modern radiator, fitted carpet, sunken spotlights.

Outside

Rear Garden: Approx 50ft

Paved patio area with side access, centered lawn area with flower beds bordering, outside tap, outside double socket, fence enclosed, access to garage.

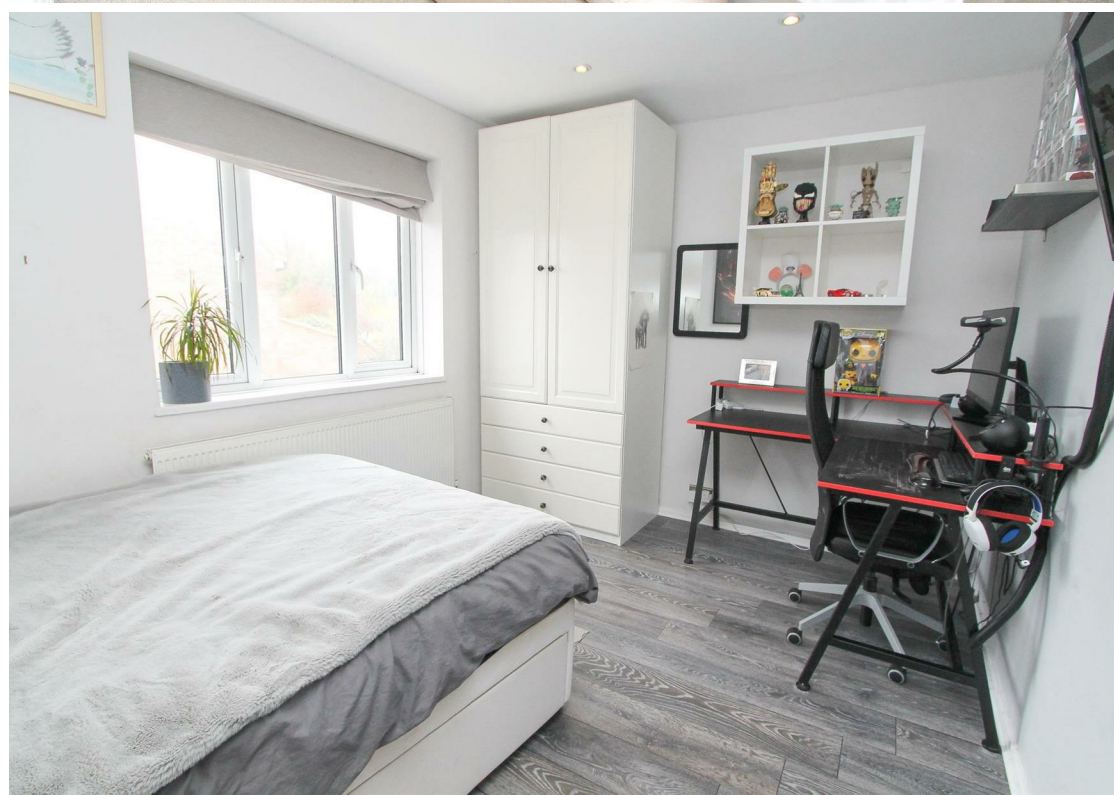
Garage:

Roller shutter door at front, and single door and window at side, spotlights, hardstanding providing off street parking if desired, power and light.

Front/Side Garden:

Pretty lawn sections with flower beds and shrubs bordering, with a stunning pink magnolia tree, footpath to front, brickwall enclosed with gate at front, (overlooking a small green).









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

