



1 Berkeley Court, Croydon Road, Wallington, Surrey, SM6 7LJ



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Guide price £595,000

Cromwells
ESTATE AGENTS



Croydon Road, Wallington, SM6 7LJ

Nestled away in a private cul de sac close to an abundance of transport links, shops and schools (Including Wallington County Grammar) is this modern 3 bedroom detached family home. The property benefits from a downstairs wc, an en suite shower room, allocated parking, a garage and a pretty rear garden.

Accommodation

Sheltered entrance

Obscure double glazed front door to

Entrance hall

Tiled flooring, double panel radiator, coved ceiling.

Lounge/Diner

Oak flooring, two double panelled radiators, modern gas fireplace, large storage cupboard, coved ceiling, UPVC double glazed window to rear aspect and sliding door to

Conservatory

Oak flooring, UPVC double glazed windows to side and rear aspects and patio doors to garden.

Kitchen

Modern range of fitted wall units with matching cupboards and drawers below, granite effect rolltop worksurfaces with inlaid stainless steel sink and chrome mixer tap, inset gas hob with extractor fan above and oven/grill/microwave at side, integrated fridge/freezer, integrated dishwasher, tiled splashback, coved ceiling, wall mounted boiler, double panel radiator, UPVC double glazed window to front aspect, coved ceiling.

Downstairs WC

Consisting of low-level flush WC, wash hand basin with chrome mixer tap, tiled flooring, double panelled radiator, coved ceiling, obscure UPVC double glazed window to front aspect.

Stairs to 1st floor landing

UPVC double glazed window to side aspect, large storage cupboard, coved ceiling, loft access.

Master bedroom

UPVC double glazed window to front aspect, double panelled radiator, wood flooring, built-in wardrobe, coved ceiling.

Ensuite shower room

Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, double panelled radiator, tiled flooring,

tiled walls, extractor fan, obscure UPVC double glazed window to front aspect, shaver point.

Bedroom two

UPVC double glazed window to front aspect, double panel radiator, wood flooring, coved ceiling, built-in wardrobe.

Bedroom three

UPVC double glazed window to rear aspect, wood flooring, coved ceiling, double panelled radiator.

Bathroom

Modern three-piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash and basin with chrome mixer tap, low-level pushbutton flush WC, shaver point, single panel radiator, tiled walls, tiled flooring, coved ceiling, extractor fan, obscure UPVC double glazed window to side aspect.

Rear garden

Large sandstone paved patio area with decking at side, two garden sheds, lawn area with well stocked flowerbeds and shrubs, side access, brick wall and fence enclosed with conifers bordering, outside power supply, outside tap, side access.

Garage

Up/over door.

Allocated parking at side.









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

