



5 Church Paddock Court, Wallington, SM6 7AW



Offers over £450,000

Cromwells
ESTATE AGENTS

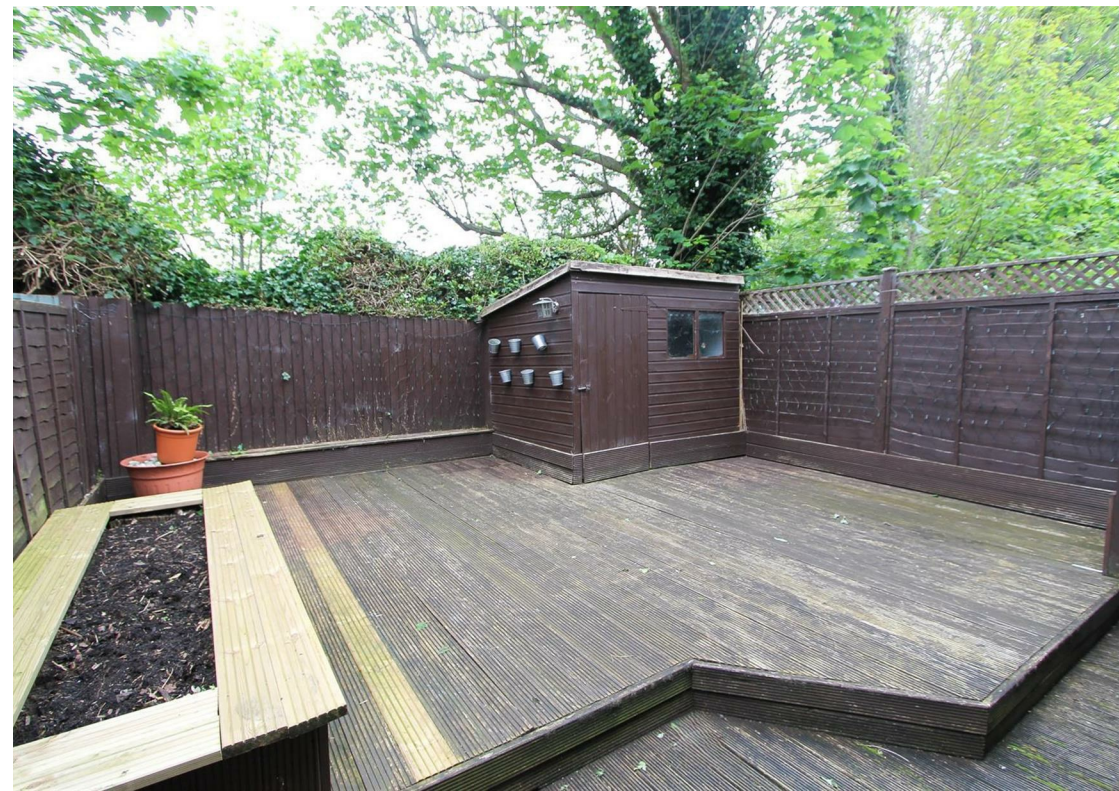


**5 Church Paddock Court
Wallington, SM6 7AW**

Offers over £450,000

Cromwells Wallington are pleased to offer this three bedroom townhouse nestled in a secluded modern development just a stone's throw away from the picturesque Beddington Park.

This well-presented property offers a private rear garden, residents parking and is sold with the benefit of no onward chain. As you step inside, you are greeted by a social open plan living, dining, and kitchen space - ideal for entertaining friends and family. Upstairs the property boasts three bedrooms and two bathrooms across two floors, plus ample storage. The property is well located for bus links and local popular schools including Wallington County Grammar School, Beddington Infants and Holy Trinity CofE Primary School.





Accommodation

Front door into

Entrance Hall

With large under stairs storage cupboard.

Open plan Living Dining Room

Radiator, tiled flooring, French doors leading out to garden.

Kitchen

Range of modern fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven and electric hob with extractor hood above, space and plumbing for washing machine and dishwasher, integrated fridge freezer, wall mounted boiler, tiled splashback, window to rear aspect.

Stairs to 1st floor landing

Bedroom One

Range of built-in wardrobes, radiator, fitted carpet, window to rear aspect.

Bedroom Two

Radiator, fitted carpet, window to rear aspect .

Bathroom

Three piece suite comprising of panel enclosed bath with concertina shower screen and chrome taps with hand shower attachment , WC, pedestal wash, handbasin with chrome taps, heated towel rail, tiled walls, tile effect flooring.

Stairs to 2nd floor landing.

Large storage cupboard .

Bedroom Three

Radiator, laminate flooring, window to rear aspect.

Shower Room

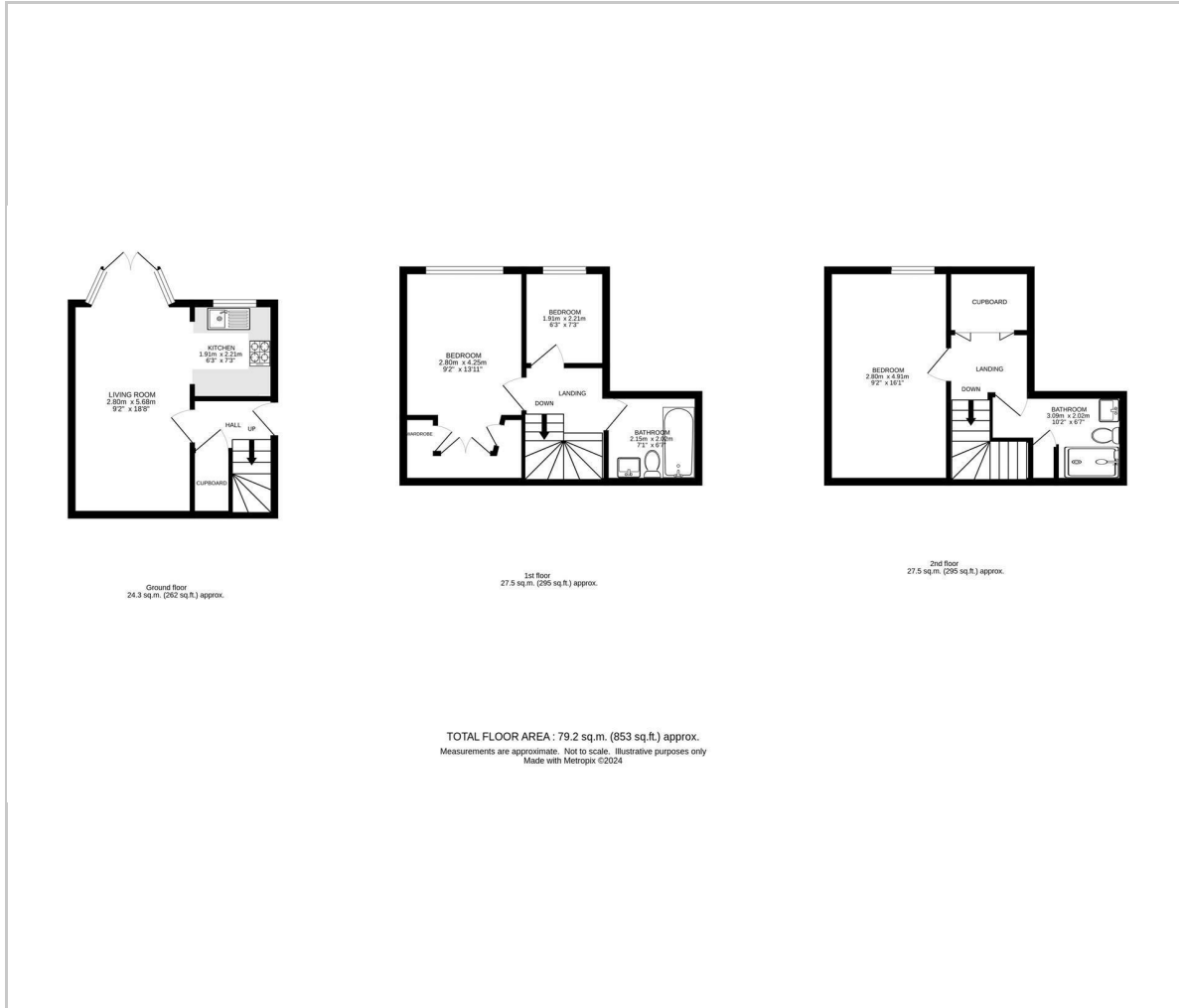
Large, walk-in shower cubicle with sliding door, thermostatic shower with rain shower head and hand shower attachment, enclosed WC, wall mounted wash hand basin with chrome mixer tap, heated chrome towel rail, tiled walls, tiled flooring.

Outside

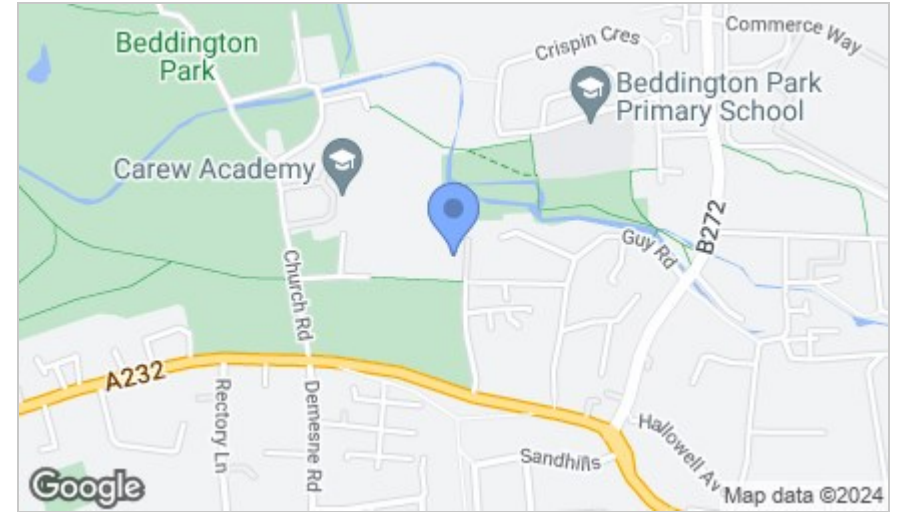
Private rear garden with decking, side gate and shed, fence enclosed, outside tap.

Allocated residents parking space and visitors parking.

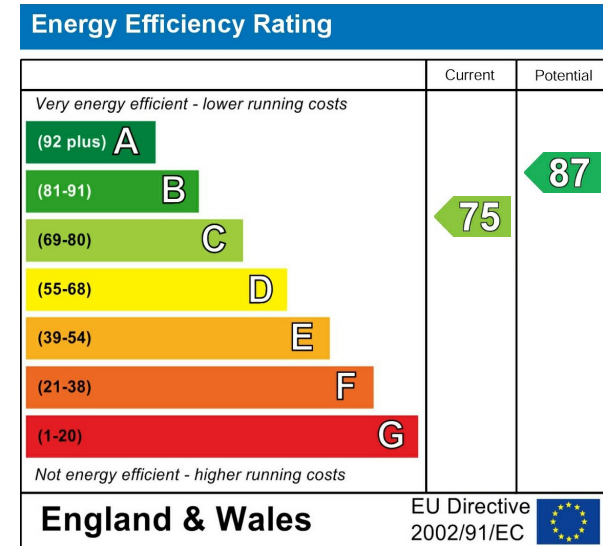
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.