



25 Park Road, Wallington, SM6 8AA



Guide price £795,000

Cromwells  
ESTATE AGENTS



# 25 Park Road, Wallington, SM6 8AA

Located in a sought after Wallington location, Cromwells Wallington have the pleasure of offering you this charming five bedroom period family home retaining numerous characterful features as well as open plan modern living. The property benefits from a wealth of accommodation including a 22ft dining room, a utility room, a downstairs shower room, a pretty rear garden and off street parking.

Park Road is ideally situated for those looking to be close to local highly regarded primary and secondary schools. There are also good transport links, with local bus routes nearby and Wallington and Purley mainline train station giving easy access to London and Gatwick. Local parks, shops and amenities are also close by.

## Accommodation

Sheltered entrance, decorative tiled step, stained glass wooden front door to..

## Spacious entrance hall

Ceiling cornice and ceiling rose as well as decorative mouldings, dado rail, old school style radiators, under stairs storage cupboard.

## Lounge

UPVC double glazed sash windows to front aspect, fitted plantation shutters, old school style radiator, stripped floorboards, feature cast iron fireplace with granite hearth, plate rail, ceiling cornice and ceiling rose, wall mounted thermostat, double wooden doors to breakfast room.

## Family room

Large UPVC double glazed windows and doors to rear aspect, covered radiators and fitted shelving, feature cast iron fireplace, coved ceiling and ceiling rose, dado rail.

## Kitchen/breakfast room

Range of wooden wall units with matching cupboards and drawers below, space for gas range cooker with extractor fan above, dishwasher, integrated fridge/freezer, tiled flooring, tiled splashback, space for American style fridge freezer, old school style radiator, corniced ceiling and ceiling rose, dado rail.

## Utility room

Large storage cupboard with wooden worktop at side with space and plumbing for washing machine and tumble dryer below, space for wine cooler, tiled flooring, two Velux windows at side, double panel radiator, access to front and rear.

## Downstairs shower room

Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, part tiled walls, extractor fan, UPVC double glazed window to side aspect, heated chrome rail.

## Stairs to 1st floor landing

Fitted carpet, feature skylight with loft storage, ceiling cornice and ceiling rose, cupboard housing hot water tank, further storage cupboard.

## Bedroom one

UPVC double glazed sash windows to front aspect, fitted plantation shutters, old school style radiator, coved ceiling, fitted wardrobe.

## Bedroom two

UPVC double glazed window to rear aspect, old school style radiator.

## Bedroom three

UPVC double glazed window to rear aspect, double panel radiator, coved ceiling and ceiling rose, dado rail, feature cast iron fireplace.

## Bedroom four

Double glazed window to side, single panelled radiator, coved ceiling.

## Bedroom five/study

UPVC double glazed window to front aspect, fitted plantation shutters.

## Bathroom

Comprising roll top bathtub with chrome taps, Victorian style shower with hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, old school radiator, obscure double glazed window to side aspect, tiled flooring, part tiled wall, extractor fan.

## Rear garden – approximately 80ft

Wooden decking leading to lawn section with shrubs bordering, footpath to rear, garden shed, fence enclosed, outside water and power supply.

## Front

Ornate paved driveway providing off street parking with picket fence at sides.









## 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.

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.

## Area Map



## Energy Efficiency Graph

