



76 West Avenue, Wallington, SM6 8PH



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Offers over £580,000

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ESTATE AGENTS





## 76 West Avenue, Wallington, SM6 8PH

Nestled in the desirable West Avenue of Wallington, this immaculately presented detached house offers a blend of elegance and comfort. Boasting versatile accommodation with two reception rooms plus a third room which could be used as either a dining room or third bedroom, this property provides ample space for both relaxation and entertainment. The property also features two luxurious bathrooms, ensuring convenience and comfort for all residents. The two upstairs bedrooms are not only spacious but also offer excellent storage solutions with fitted wardrobe space, including a walk-in wardrobe in the larger front bedroom.

One of the highlights of this charming home is the stunning landscaped garden, complete with a tranquil koi pond. The well-established garden provides a perfect setting for outdoor gatherings or peaceful moments of relaxation. In addition to the generous living spaces, this property offers excellent storage options, including loft space, a lean-to with fitted shelving, and a shed. Furthermore, a summerhouse, currently used as a home gymnasium, adds extra versatility to the property, catering to a variety of individual needs.

With parking available for two vehicles, this detached house not only offers comfort and style but also practicality. It is well located for highly sought after schools., local shops and amenities, and for those looking to be close to transport links, both Wallington and Waddon mainline train station are within walking distance with additional bus links available serving Wallington, Morden, Carshalton and Croydon nearby. Don't miss the opportunity to make this versatile and beautifully maintained property your new home.

### Accommodation

Part glazed front door into entrance porch. Double glazed UPVC door into

### Hallway

Access to loft space, (with pull down ladder, boarded for storage, and light)

### Living Room

Bespoke fitted shelving, radiators, gas fireplace, fitted carpet, bifolding doors opening out to conservatory, double glazed window to front aspect.

### Downstairs Shower Room

Corner shower cubicle with sliding doors, thermostatic shower, pedestal wash hand basin, WC, extractor fan, double glazed window to front aspect, heated chrome towel rail, extractor fan, recessed lighting.

### Dining Room/Bedroom Three

Radiator, wood flooring, double glazed windows to side aspect, double glazed French doors leading out to garden, cupboard housing 'Valliant' combination boiler (with timer for added energy efficiency).

### Kitchen

Superbly presented and recently decorated modern kitchen with range of white gloss fitted units and drawers, worksurface, inset sink with mixer tap, large under stairs pantry cupboard, plumbing for washing machine, under counter fridge, plumbing for dishwasher, integrated oven and grill, gas hob and extractor fan, tiled flooring, glazed window into family room, recessed lighting.

### Family room

Bespoke folding lockable doors, double glazed windows and two French doors leading out to the garden,

wood flooring.

Stairs to first floor hallway

### Family Bathroom

Luxury modern suite comprising bath with chrome taps and hand shower attachment, vanity wash hand basin with storage below, WC, part tiled walls, vinyl floor, radiator, obscure double glazed window to rear aspect, recessed lighting.

### Bedroom One

Recessed lighting, walk in wardrobe, built in wardrobe with fitted shelving and storage, radiator, double glazed window to front aspect, wood flooring.

### Bedroom Two

Range of fitted wardrobes, recessed lighting, radiator, double glazed window to rear aspect, wood flooring.

### Outside

Front Garden with lawn section and mature shrubs

Paved driveway providing off street parking

Access to lean to providing great storage space with fitted shelving.

### Rear Garden

Beautifully landscaped well established rear garden featuring large lawn area, borders with shrubs and flowers, two decking areas with space for patio furniture, paved patio section, large raised Koi pond with water feature and pergola, summer house (currently used as a home gymnasium with six points and fuse board), shed, access to lean to.



















## Floor Plan

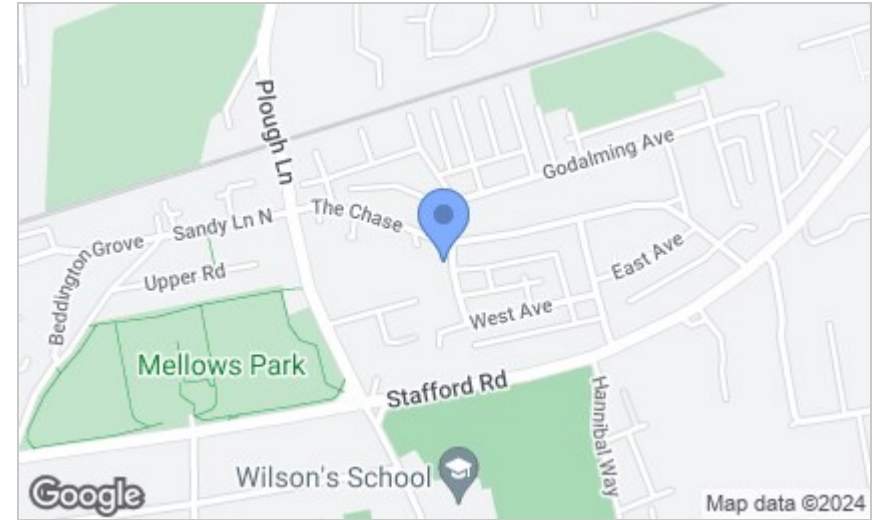


## Viewing

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

