



11 Bute Gardens, Wallington, SM6 8ST



Offers over £600,000

Cromwells
ESTATE AGENTS



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CHAIN FREE! Don't miss out on this larger style three double bedroom semi detached family home, located in a highly sought after tree lined road in Wallington. The property benefits from a 14ft kitchen/breakfast room, a downstairs shower room in addition to a family bathroom upstairs, as well as detached garage at the rear. There is also great potential and opportunity to extend into the loft or to the rear. (S.T.P.P).

It is well positioned for good local primary and secondary schools, and Wallington town centre and train station are only a short walk away offering easy access to local shops, transport links and amenities.

Accommodation

UPVC double glazed entrance porch, quarry tiled step, part glazed wooden front door to..

Spacious entrance hall

Picture rail, dado rail, large under stairs storage cupboard, single panel radiator, wall mounted thermostat.

Lounge

UPVC double glazed bay window to front aspect, double panel radiator, gas fireplace with solid surround, coved ceiling.

Dining room

UPVC double glazed windows and doors to rear aspect, double panel radiator, picture rail, coved ceiling.

Kitchen/breakfast room

Range fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid ceramic sink and chrome mixer tap, integrated oven/grill , integrated fridge and freezer, with extractor fan above, integrated microwave, space and plumbing for washing machine, tiled affect flooring, tiled splashback, UPVC double glazed window to rear aspect, double panel radiator.

Downstairs shower room

Consisting of tiled cubicle with thermostatic power shower, low low level push button flush WC, wash hand basin with chrome mixer tap and storage cupboards below, chrome towel rail, obscure UPVC double glazed window and door to side, tiled effect flooring, tiled walls, extractor fan.

Stairs to 1st floor landing

Obscure glazed window to side aspect, picture rail, loft access.

Bedroom one

UPVC double glazed bay window to front aspect, double panel radiator, feature cast fireplace, picture rail, fitted wardrobes.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, built-in wardrobe with sliding doors, wood flooring, picture rail.

Bedroom three

UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobes and shelving area, picture rail.

Bathroom

White four piece suite comprising panel enclosed bathroom with chrome mixer tap and shower attachment, enclosed cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, part tiled walls, heated towel, extractor fan, obscure UPVC double glazed window to front aspect .

Rear garden– approximately 90ft – east facing

Hardstanding and paved patio area leading to lawn section with mature shrubs and plants bordering, sheltered side storage with gated access to front, outside tap, access to garage.

Detached to garage at rear

Up/over door at front and door leading to garden.

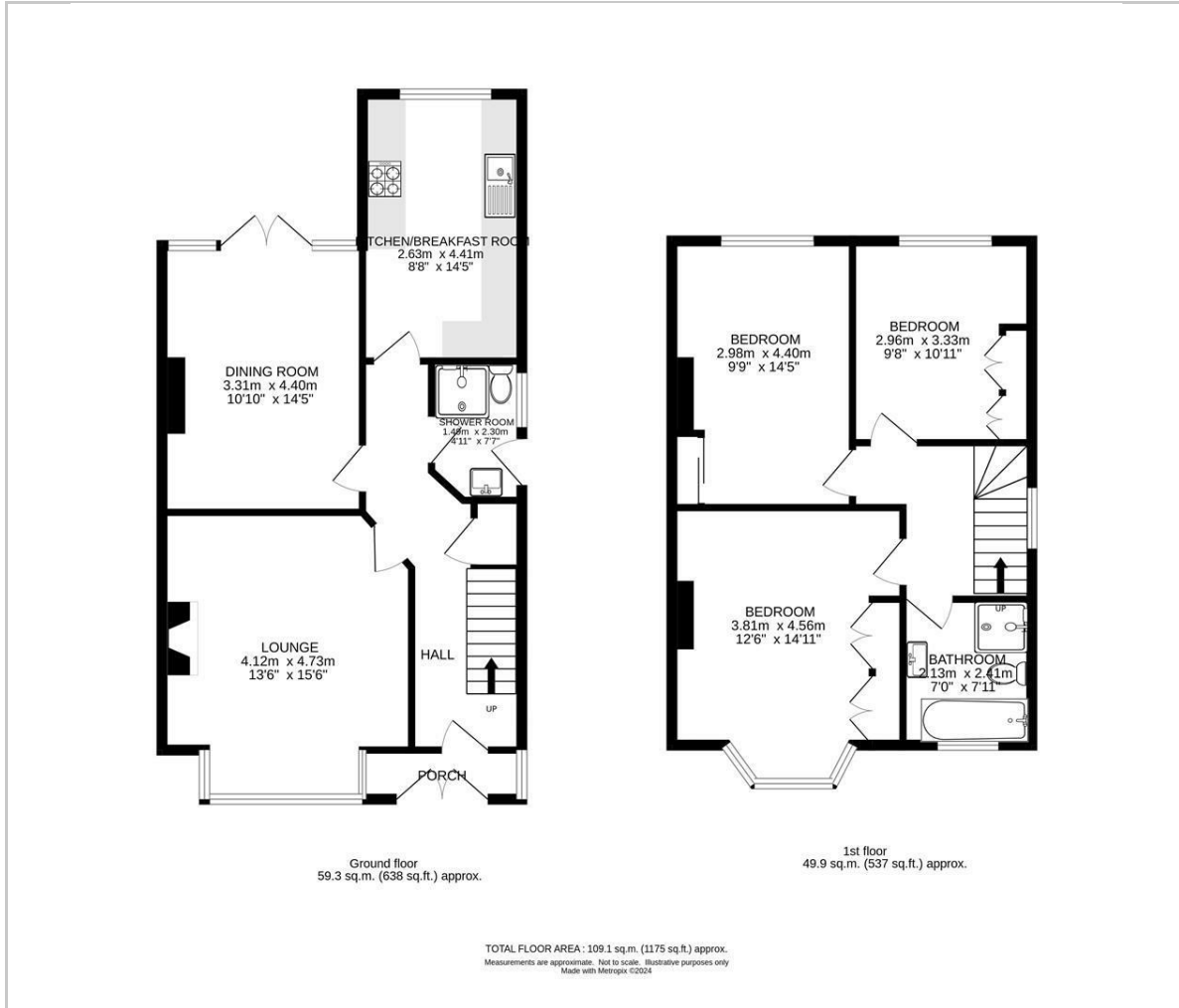




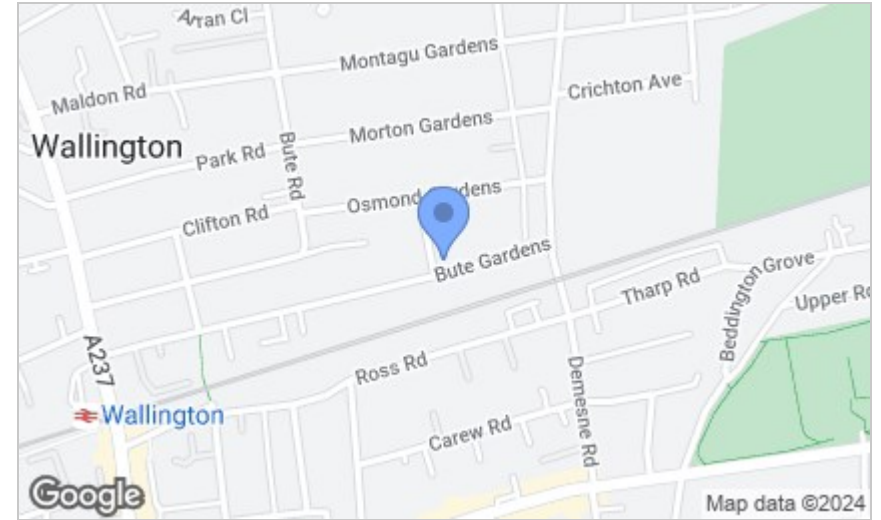




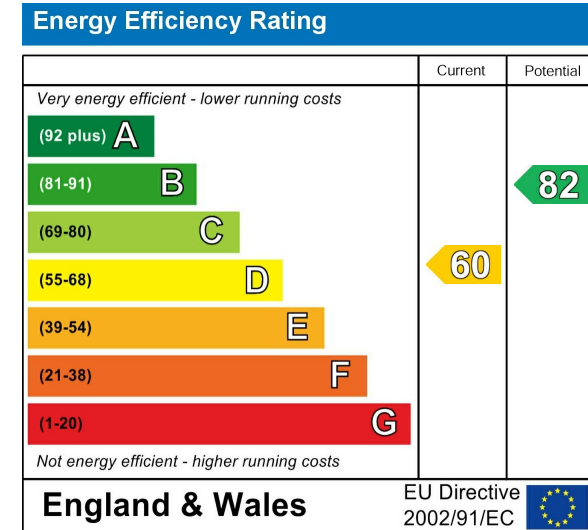
Floor Plan



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.

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