

115 Demesne Road, Wallington, SM6 8EW



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Guide price £700,000

Cromwells
ESTATE AGENTS



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Don't miss out on this stunning four bedroom semi detached family home which has been modernised and extended by the current owners and finished to a high specification. The property offers three separate open plan living spaces creating spacious accommodation for all the family, plus a modern open plan kitchen breakfast room, and another reception room that has flexible use as a fourth bedroom or study room. There are also two luxury bathrooms, three well proportioned bedrooms upstairs, a loft room and a landscaped garden with a garden gym.

The property is ideally situated for those looking to be close to local excellent grammar schools with Wallington High School for Girls, Wilsons Grammar School and Wallington County Grammar all within easy travelling distance. There are also good transport links, with local bus routes nearby and Wallington mainline train station giving easy access to London and Gatwick. Local parks and Wallington High Street are only a short walk away, with a wide range of shops, cafes and supermarkets available.

A viewing is recommended to appreciate the size and space of this lovely house.

Accommodation

Double glazed entrance porch, front door into

Spacious Entrance Hall

Under stairs storage cupboard, tiled flooring, radiator .

Open plan Living and Dining Room

Radiator, tiled flooring, double glazed window to front aspect with bespoke fitted shutters, electric fireplace, radiator, double glazed French doors leading out to rear garden.

Kitchen

Range of modern white gloss fitted kitchen units and drawers, granite worktop, inset stainless steel sink with chrome mixer tap, integrated oven and grill, gas hob and extractor fan above, kitchen island, integrated dishwasher and washing machine, space for tall fridge, freezer, Metro tiled splashback, tiled flooring, vertical radiator, UPVC double glazed window and patio door leading out to garden.

Downstairs Shower Room

Modern suite comprising of walk-in shower cubicle, thermostatic shower with rain shower head and hand shower attachment, wall mounted vanity wash handbasin with chrome mixer tap, WC, tiled walls and flooring, extractor fan, UPVC obscure double glazed window to side aspect .

Bedroom Four/ Study Room

Radiator, tiled flooring, range of fitted wall storage units with worksurface .

Stairs to 1st floor landing

Bedroom One

Built in wardrobes, radiators, UPVC double glazed bay window to front aspect with bespoke fitted shutters, laminate flooring .

Bedroom Two

Built-in wardrobes, radiator, UPVC double glazed window to rear aspect, laminate flooring

Bedroom Three

Fitted wall units, radiator, laminate flooring, double glazed window to front aspect with bespoke fitted shutters.

Family Bathroom

Modern suite comprising of panel enclosed corner bath with chrome mixer tap, shower cubicle with thermostatic shower, vanity wash handbasin with chrome mixer tap and storage below, enclosed WC, heated chrome towel rail, tiled walls and flooring, extractor fan, UPVC double glazed obscure window to rear aspect.

Stairs to 2nd floor

Loft Room

Radiator, laminate flooring, eaves storage cupboards, Velux window.

Outside

To the front

Driveway with off street parking for two cars

Rear Garden

Beautifully maintained rear garden with paved patio area, lawn section, footpath, and raised borders with shrubs and flowers.

Summer House

(currently used as home gym but has flexible use) Separate storage room, outdoor lighting.

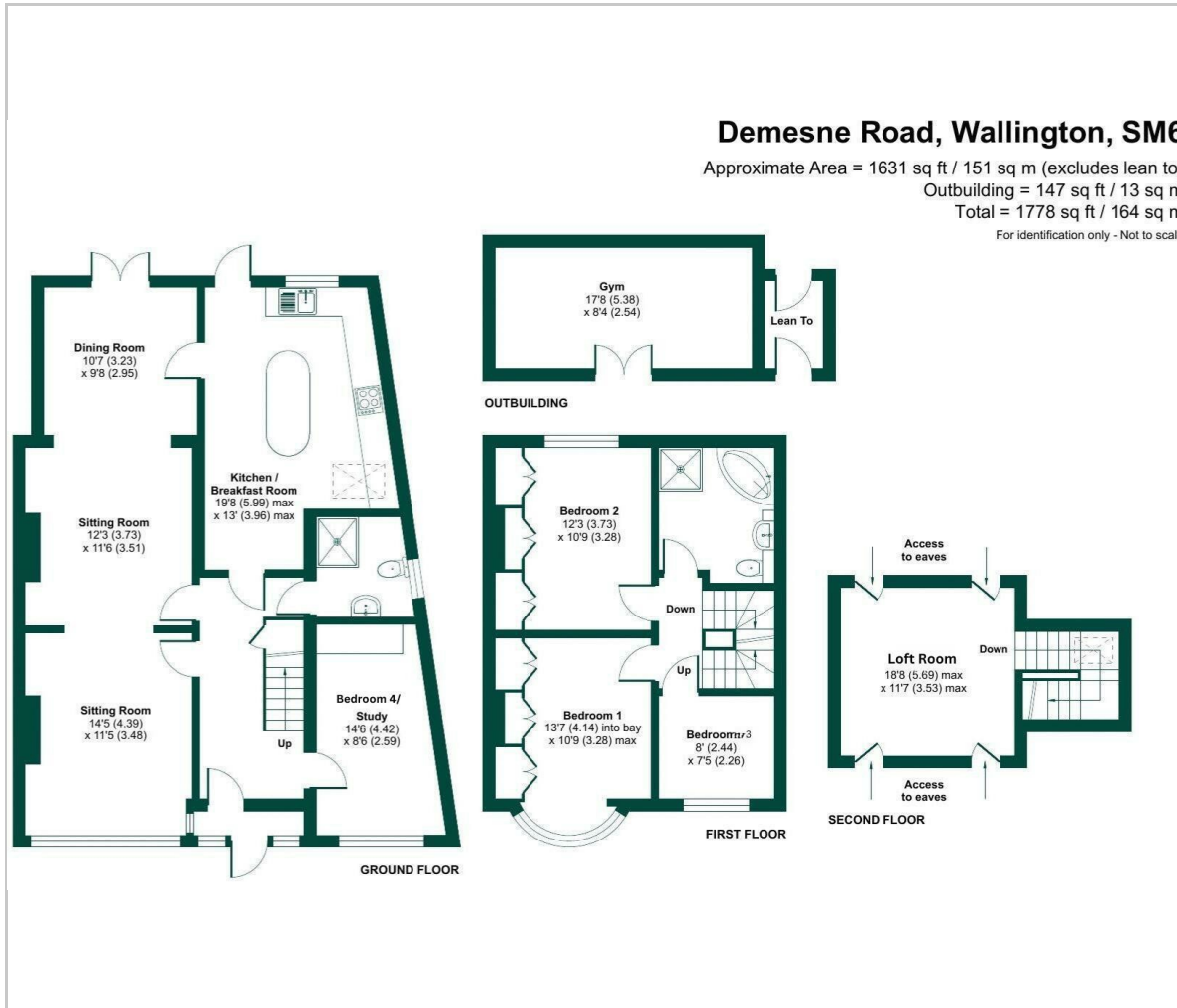








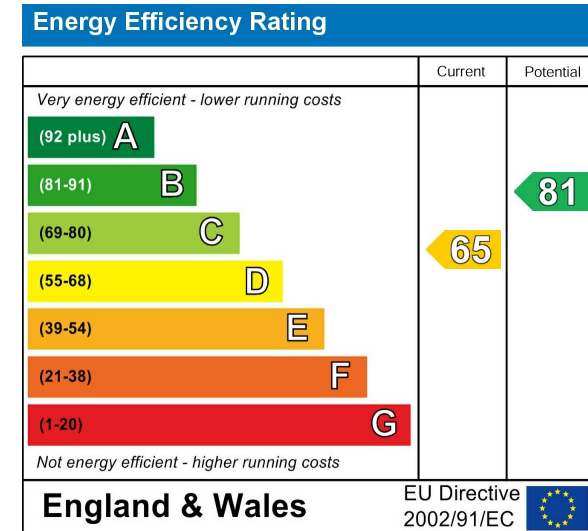
Floor Plan



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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