



33 Park Road, Wallington, SM6 8AA



Guide price £600,000

**Cromwells**  
ESTATE AGENTS



## 33 Park Road, Wallington, SM6 8AA

Cromwells Wallington are delighted to offer this this beautifully presented three-bedroom townhouse in Park Road, which enjoys a convenient central Wallington location close to transport links and local shops. This charming property boasts spacious accommodation across three floors with three double bedrooms and two reception rooms, which are ideal for entertaining guests or simply relaxing with your family.

Downstairs features a well equipped kitchen breakfast room with excellent built in storage space, while the dining room has sliding doors opening out to the garden providing a nice social setting with a view. The family bathroom and downstairs WC add convenience to this already impressive home. The property also benefits from a stunning landscaped rear garden which offers the perfect place to relax and socialise.

Park Road is ideally situated for those looking to be close to local highly regarded primary, secondary and grammar schools. There are also good transport links, with local bus routes nearby and Wallington mainline train station providing easy access to London and Gatwick. Local parks, shops and Wallington High Street are all within easy walking distance.

### Accommodation

Double glazed porch with sliding door, obscure double glazed UPVC front door into

### Entrance Hall

Radiator, understairs storage cupboard, varnished floorboards

### Downstairs WC

With window to front aspect, WC, and wash hand basin

### Kitchen Breakfast Room

Range of fitted kitchen units and drawers, laminate worksurface, 1 1/2 bowl stainless steel sink with chrome mixer tap, space for cooker with extractor fan above, space and plumbing for washing machine, space for tall, fridge freezer, double glazed window to side aspect, tiled splashback, vinyl floor.

### Family Room/Dining Room

Radiator, vinyl floor, double glazed window to side aspect, double glazed sliding doors leading out to garden.

### Stairs to 1st floor hallway

### Living Room

Radiators, varnished floorboards, double glazed window to front aspect.

### Bedroom One (currently used as a study)

Radiator, varnished floorboards, double glazed window to rear aspect.

### Stairs to 2nd floor Hallway

With airing cupboard housing water tank and immersion heater.

### Bedroom Two

Two built-in wardrobes, radiator, double glazed window to front aspect, varnished floorboards.

### Bedroom Three

Built in wardrobe, radiator, fitted carpet, double glazed window to rear aspect.

### Bathroom

Modern three-piece suite comprising of bath with shower screen and chrome taps, electric shower, WC, pedestal wash handbasin with chrome taps, radiator, tiled walls and flooring, double glazed obscure window to rear aspect.

### Outside

#### To the front

Driveway providing off street parking and access to the private passageway leading to the rear garden.

#### Garage

Upover front with power, light, boiler & side door for rear garden access.

#### Rear Garden

Beautiful landscaped garden, approx 75ft long, with large lawn section, borders with mature shrubs, plants and trees, two paved patio areas, shed and outside tap.

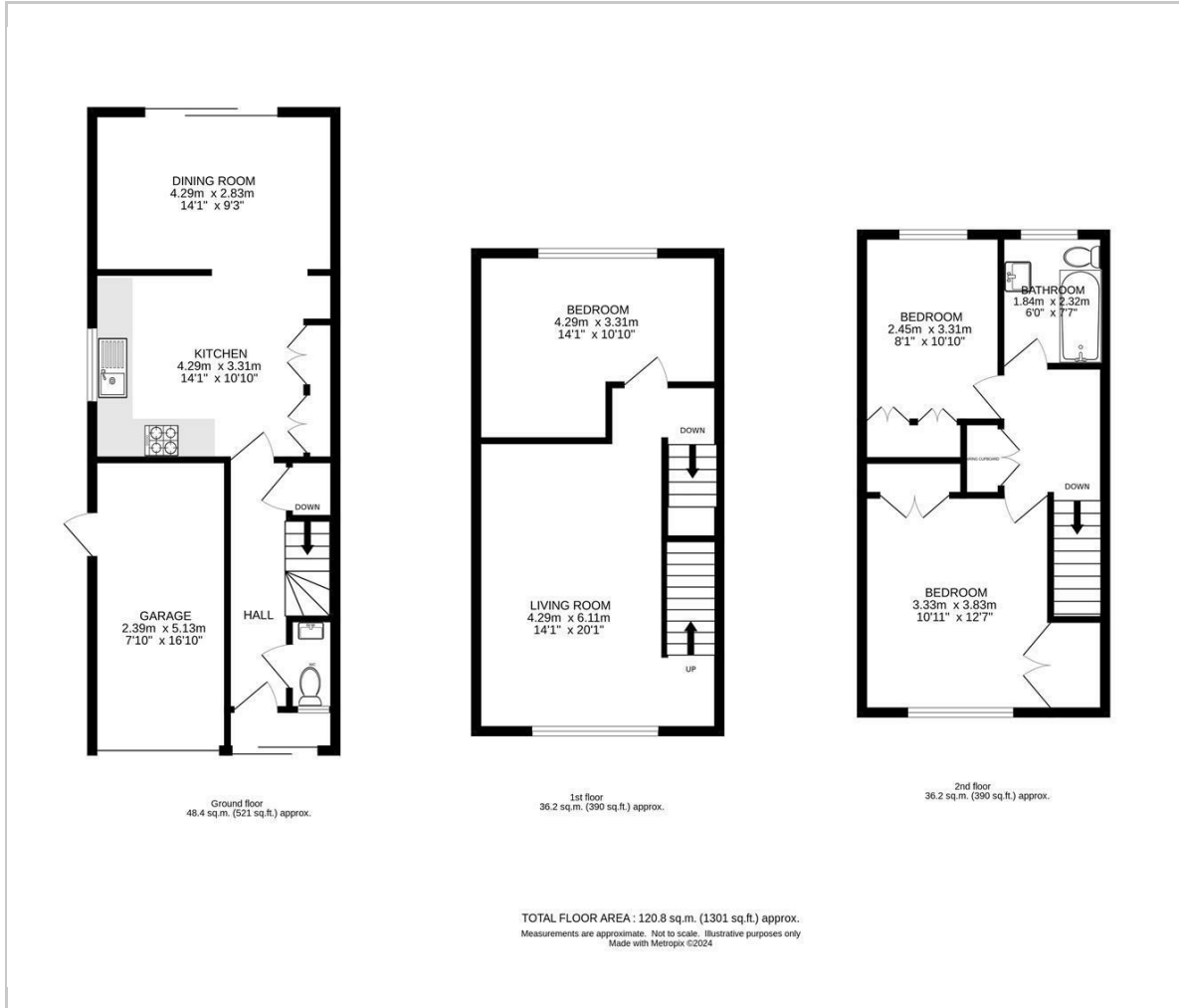








## Floor Plan



## 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

