



6 Manatee Place, Wallington, SM6 7AL



Offers over £475,000

Cromwells
ESTATE AGENTS



6 Manatee Place

Wallington, SM6 7AL

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A great opportunity to own this well presented modern terraced home, located in a private cul-de-sac in Wallington and offered with no onward chain. This lovely home boasts three double bedrooms and two spacious reception rooms, perfect for a growing family or those in need of extra space. It also offers a downstairs WC plus a family bathroom, a well equipped kitchen and allocated residents parking.

The property is only moments away from Beddington Park which offers local green space to enjoy, and well located for bus links and local popular schools including Wallington County Grammar School, Beddington Infants and Holy Trinity CoE Primary School.



Accommodation

Front door into

Entrance Hall

Radiator, fitted carpet, door to

Downstairs WC

With WC, pedestal wash hand basin with chrome mixer tap, radiator, double glazed obscure window to front aspect.

Living Room

Built-in storage unit, radiator, fitted carpet, double glazed windows and French doors leading out to garden.

Dining Room

Under stairs storage cupboard, radiator, wood laminate flooring, double glazed window to front aspect, doors opening out to

Kitchen

Range of fitted kitchen units and drawers,





laminite worksurface, integrated oven and gas hob with extractor fan above, inset stainless steel sink with chrome mixer tap, space for tall fridge freezer, dishwasher and washing machine, tiled splashback, tiled flooring, double glazed window and patio door leading out to garden .

Stairs to 1st floor hallway, fitted carpet, double glazed window to front aspect .

Bedroom One

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

Bedroom Two

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

Bedroom Three

Radiator, fitted carpet, double glazed window to front aspect

Bathroom

Three-piece suite comprising of panel enclosed bath with chrome mixer tap and showerhead attachment, WC, pedestal wash handbasin, part tiled walls, shaver point, double glazed obscure window to front aspect.

Rear Garden

Paved rear garden with outside tap, fence enclosed.

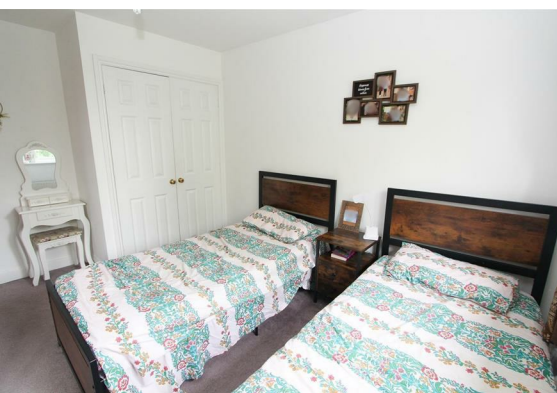
Front

Two allocated parking spaces.

ROOM MEASUREMENTS

(maximum measurements)

- LOUNGE 13' 9" x 11' 9" (4.2m x 3.6m)
- DINING ROOM 11' 5" x 9' 10" (3.5m x 3m)
- KITCHEN 11' 5" x 9' 10" (3.5m x 3m)
- BEDROOM 1 12' 9" x 10' 2" (3.9m x 3.1m)
- BEDROOM 2 12' 9" x 10' 5" (3.9m x 3.2m)
- BEDROOM 3 9' 6" x 9' 2" (2.9m x 2.8m)



Floor Plan



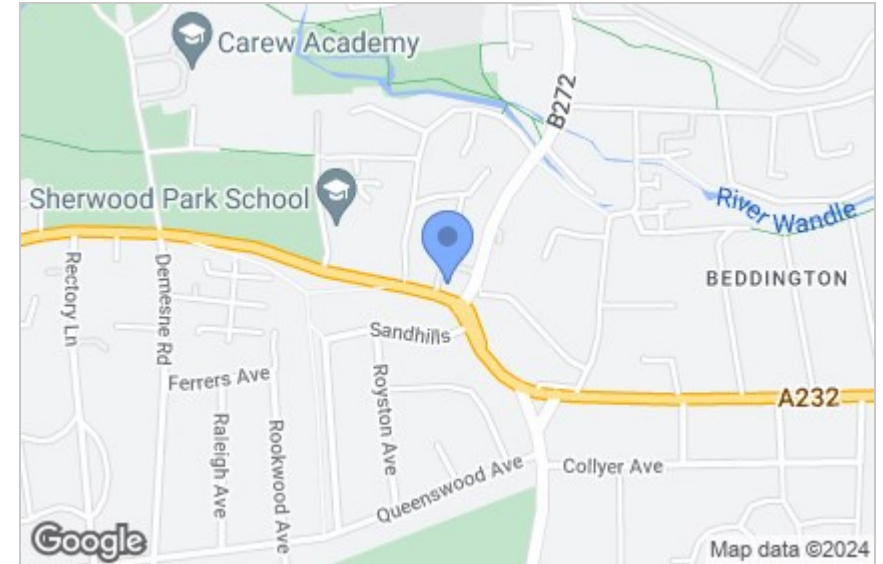
Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

