



41 Wandle Road, Wallington, SM6 7ET



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Guide price £475,000

Cromwells  
ESTATE AGENTS



# 41 Wandle Road

Wallington, SM6 7ET

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Cromwells Wallington are delighted to offer this charming two double bedroom terraced house, located in a sought after road close to an abundance of shops, Hackbridge mainline train station (fast links into central London), popular schools as well as the historic Beddington Park.

The property benefits from an extended 18ft kitchen/breakfast room, two further reception rooms, a four piece bathroom suite, a pretty rear garden and a detached cabin/home office.  
\*Recently renovated bathroom and kitchen\*



## Accommodation

Composite front door to:

Lounge: 12'00 x 10'00

UPVC double glazed window to front aspect with fitted plantation shutters, wood flooring, feature cast iron fireplace, fitted storage cupboard and shelving, coved ceiling and ceiling rose.

Dining Room: 12'00 x 10'00

UPVC double glazed window to rear aspect with fitted plantation shutters, wood flooring, understairs storage, fitted shelving, open fireplace with tile hearth.

Kitchen/Breakfast room: 18'10 x 8'06

Range of fitted wooden wall units with matching cupboards and drawers below, quartz work surfaces with butler sink and brushed chrome mixer tap, inset gas hob with oven/grill below, extractor fan above, space and plumbing for washing machine,





space for tall standing fridge freezer, tiled splash back, tiled flooring, UPVC double glazed windows to side aspect and French doors to rear, cupboard housing "Worcester Bosch" combination boiler (Installed 2021).

Stairs to 1st Floor Landing  
Single panelled radiator, loft access.

Bedroom 1: 12'00 x 10'02  
UPVC double glazed window to front aspect with fitted plantation shutters, built-in wardrobe, single panelled radiator.

Bedroom 2: 10'00 x 8'10  
UPVC double glazed window to rear aspect with fitted plantation shutters, single panelled radiator.

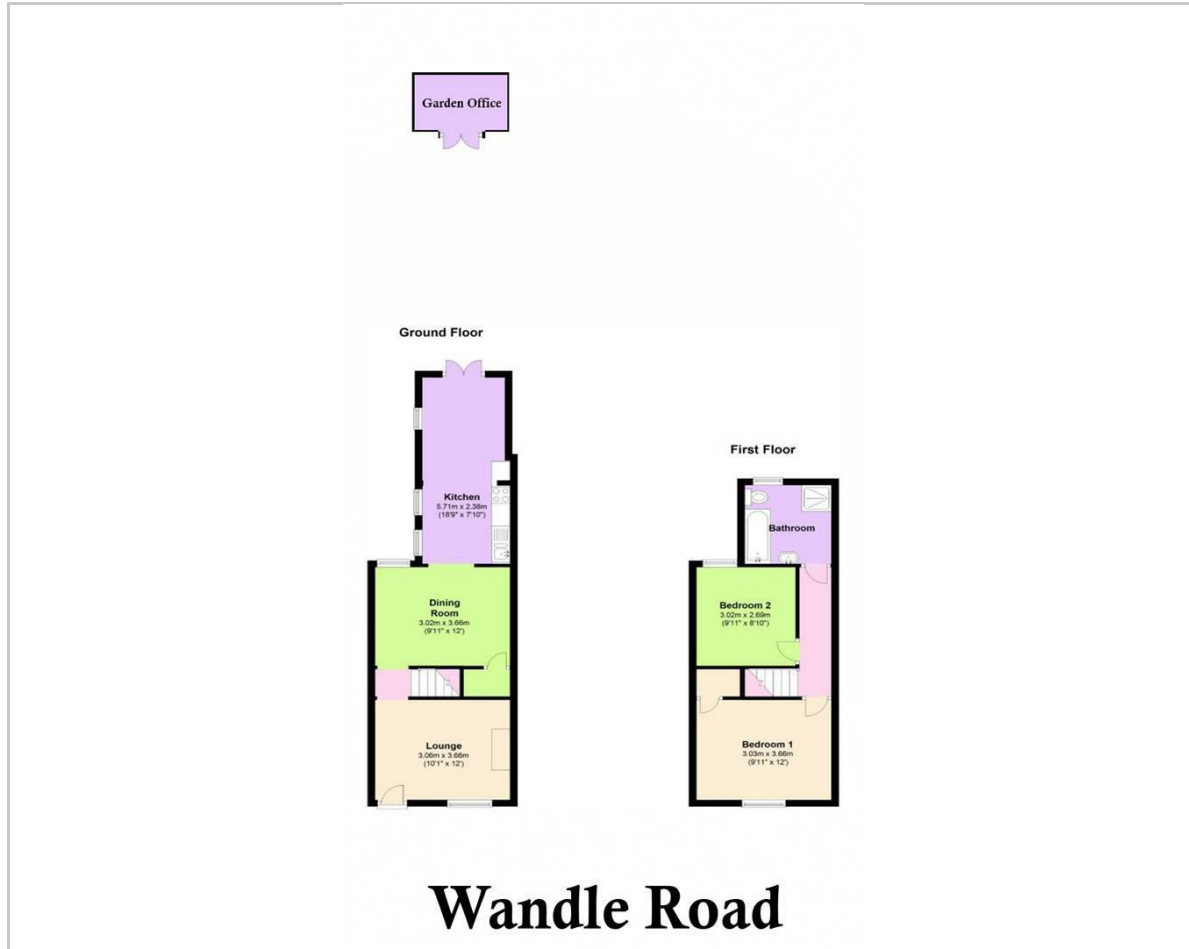
Bathroom:  
4 piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low level flush WC, heated chrome towel rail, UPVC double glazed window to rear aspect with fitted plantation shutters, decorative tiled flooring.

Rear garden: Approx 60ft (Pretty landscaped garden)  
Paved patio area with footpath to rear, centered lawn area with raised flowerbeds, fence enclosed and rear access, outside tap.

Detached cabin / home office: 8'06 x 7'03  
Wood flooring, power and light with UPVC double glazed doors at front.



## 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

