



33 Carleton Avenue, Wallington, SM6 9LW



Guide price £850,000

Cromwells
ESTATE AGENTS



33 Carleton Avenue, Wallington, SM6 9LW

NO ONWARD CHAIN Cromwells Wallington are pleased to present this splendid four bedroom detached family home situated in a highly sought after road in South Wallington. As you walk into the property you are greeted with a spacious hallway, with two good sized reception rooms, a kitchen/breakfast room, and a downstairs WC for added convenience. Upstairs has four well proportioned bedrooms, a family bathroom with separate WC and an en suite shower. Outside the property, the large rear garden offers the perfect place to relax and entertain guests in the Summer months, and there is also off street parking to the front with a garage providing additional storage space.

The property is ideally situated for those looking to be close to local highly regarded schools with John Fisher High School, Wallington High School for Girls and Wilsons Grammar School all within easy walking distance. There are also good transport links, with local bus routes nearby and Wallington and Purley mainline train station giving easy access to London and Gatwick. Local parks, shops and amenities are also close by.

Accommodation

Sheltered entrance, front door into

Entrance Hall

Radiator, under stairs storage cupboard, herringbone wood flooring.

Living Room

Cast iron fireplace with wooden mantle piece and tiled hearth, double glazed leaded light bay window to front aspect, stained glass window, radiator, herringbone wood flooring.

Dining Room

Radiator, herringbone wood flooring, double glazed window and patio door leading out to the garden, stained glass window.

Kitchen

Range of fitted kitchen units and drawers, laminate work surface, inset double bowl sink with chrome mixer tap , integrated oven and grill, gas hob with extractor fan above, integrated fridge, freezer and dishwasher, space and plumbing for washing machine, tiled splashback double glazed leaded light window to rear aspect, side door leading to garden, radiator, vinyl flooring.

Downstairs Cloakroom

With WC, wash hand basin, radiator, double glazed window to side aspect, herringbone wood flooring .

Stairs to 1st floor, hallway, radiators, loft access

Bedroom One

Built in wardrobes, radiator, fitted carpet, stained-glass window, double glazed leaded light bay window to front aspect .

Bedroom Two

Radiator, fitted carpet, airing cupboard housing immersion heater, stained glass window, double glazed windows to rear aspect

Bedroom Three

Radiator, fitted carpet, double glazed leaded light bay window to front aspect

Family Bathroom

Bath with mixer tap and hand shower attachment, pedestal wash handbasin, bidet, radiator, fitted carpet, tiled walls, wall mounted 'Dimplex' electric heater, double glazed obscure window to rear aspect, radiator.

Separate WC

Bedroom Four

Radiator, fitted carpet, double glazed leaded light window to front aspect

En-suite shower cubicle with 'Mira' shower and double glazed window to rear aspect.

Outside

Front garden with lawn area, block paved driveway with off street parking, garage with up and over door, side access

Rear Garden

Large lawn area, borders with shrubs and plants, patio area, side access, shed.

FLOOR PLAN AND EPC COMING SOON...

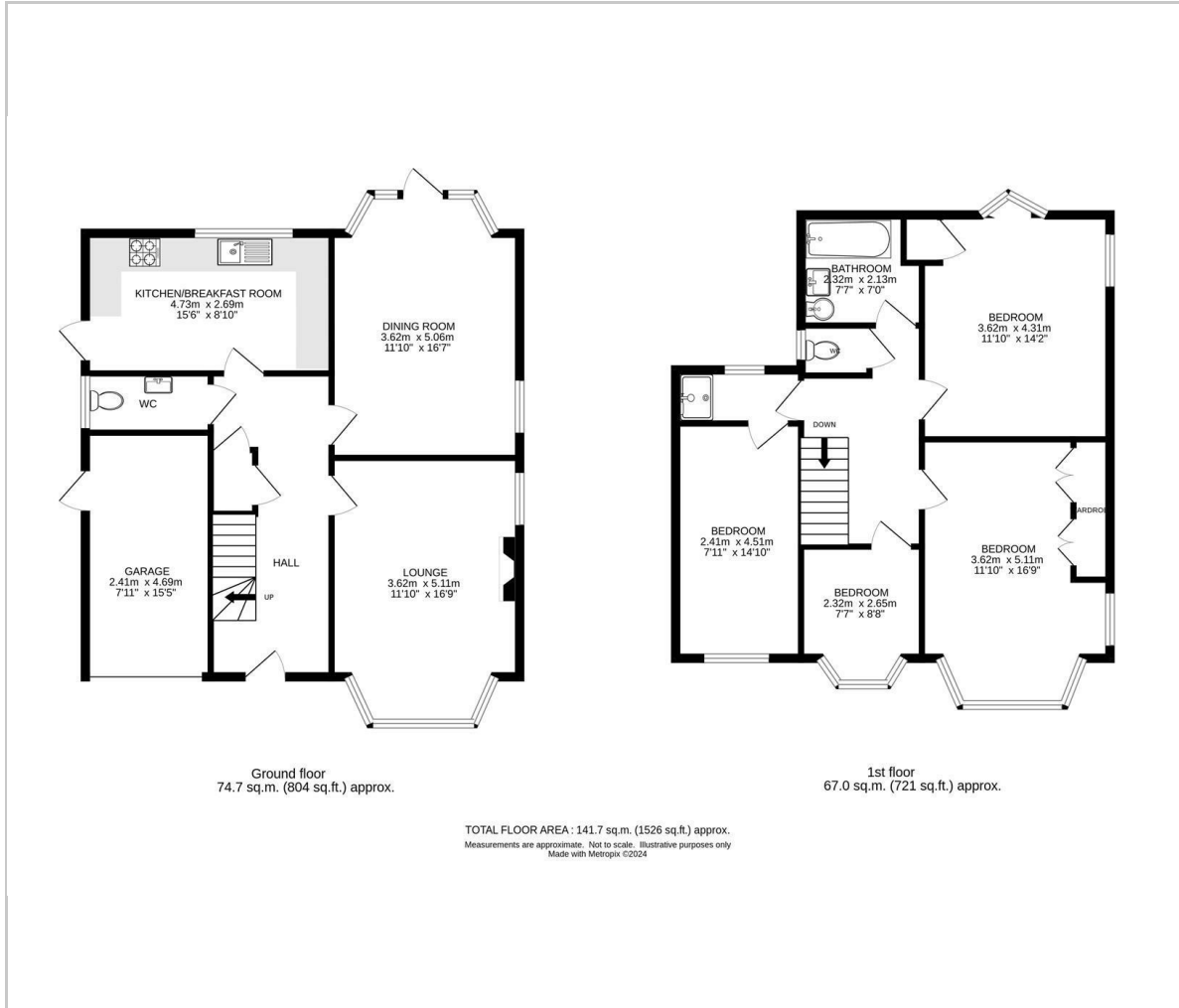








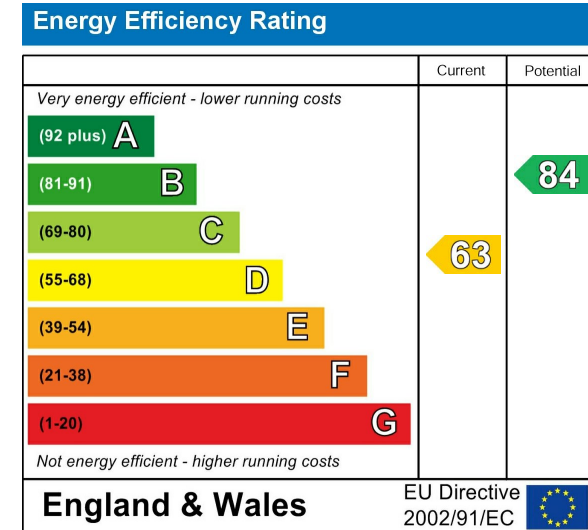
Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.