



5a Wordsworth Road, Wallington, SM6 9RJ



Offers over £575,000

**Cromwells**  
ESTATE AGENTS





## 5a Wordsworth Road

Wallington, SM6 9RJ

Offers over £575,000

**\*DECEPTIVELY SPACIOUS\*** Located on the sought after side of South Wallington close to an abundance of excellent local schools, transport links and local amenities is this three bedroom detached bungalow. The property offers a wealth of accommodation including a 27ft lounge/diner, a sun room, a 19ft garage and off street parking. NO ONWARD CHAIN.



### Accommodation

Covered entrance

Double wooden doors to

Entrance hall

Tiled flooring, single panel and double panel radiators, loft access, storage cupboard.

Lounge/Diner

Double glazed windows to side and rear aspects, two double panel radiators, fireplace, covered ceiling, wall mounted thermostat.

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, rolltop worksurfaces with inlaid stainless steel sink and chrome mixer tap, inset hob, integrated oven, space for fridge and freezer, glazed windows to side and rear aspects, double panelled radiator, door to side.

Sheltered side and access to

Sun Room







UPVC double glazed windows to side and rear aspects, tiled flooring, space and plumbing for washing machine and tumble dryer, wall mounted combination boiler, UPVC double glazed doors to rear aspect.

#### Main bedroom

UPVC double glazed windows to side and rear aspects and patio doors to garden, double panel radiator, wall mounted heater, open plan bathroom area, comprising panel enclosed bath with chrome mixer tap and shower attachment, wash handbasin with chrome mixer tap and storage cupboard below.

#### Separate WC.

Consisting of low-level flush WC, wash hand basin with chrome taps, tiled flooring, part tiled walls, extractor fan, obscure UPVC double glazed window to side aspect .

#### Bedroom two

Double glazed window to front aspect, wood effect flooring, single panel radiator.

#### Bedroom three

Double glazed window to front aspect, single panel radiator.

#### Bathroom

Modern suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap, travertine tiled flooring with under floor heating, travertine tiled walls, heated chrome towel rail, shaver point, extractor fan, coved ceiling, obscure double glazed window to side aspect.

#### Separate WC

Consisting of low-level pushbutton flush WC, bidet with chrome mixer tap, single panel radiator, travertine tiled walls, travertine tiled flooring with underfloor heating, extractor fan, coved ceiling, obscure double glazed window to side aspect.

#### Rear garden

Approximately 80ft

Paved patio area leading to lawn section with mature shrubs bordering, garden shed, fence enclosed, detached brick built storage shed.

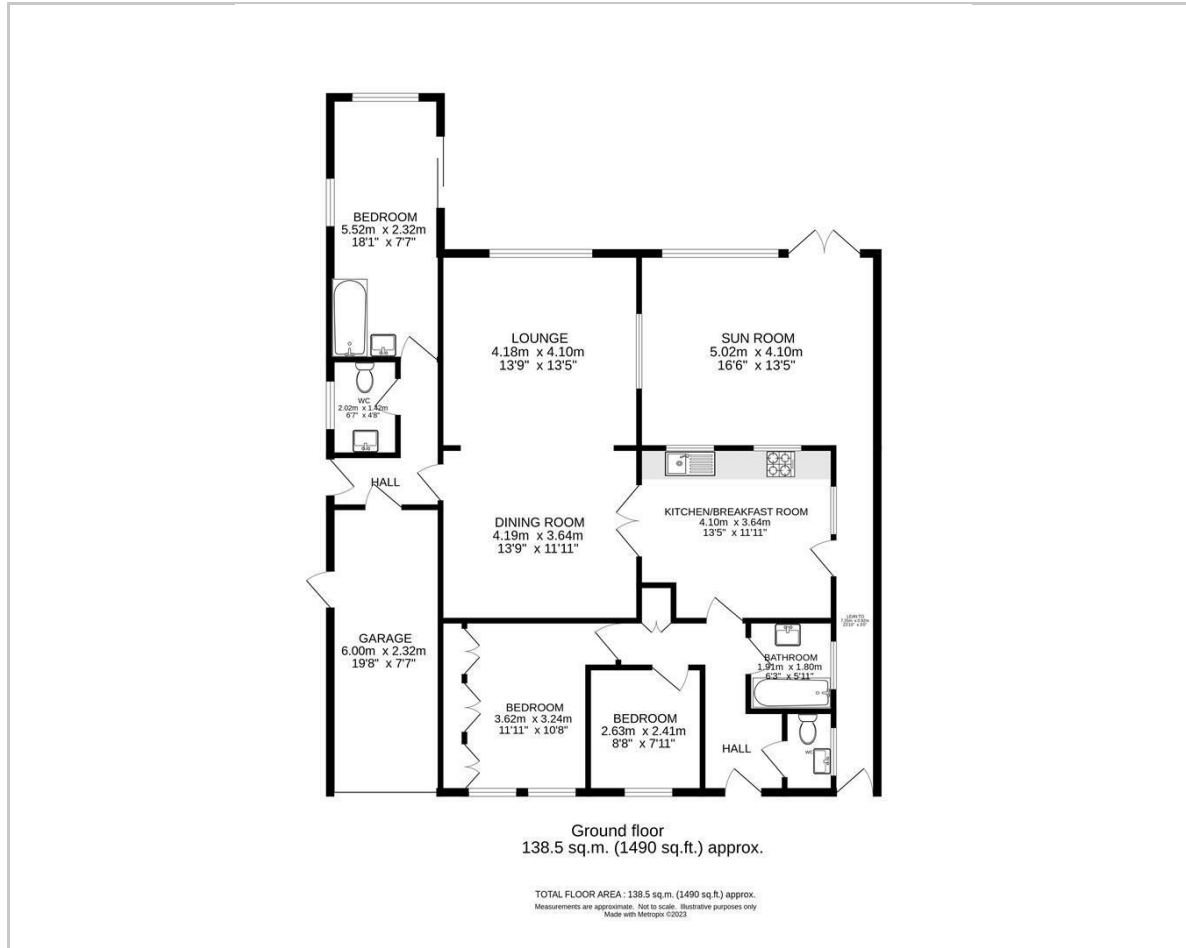
#### Integral garage

Up/over door at front and door at side, excellent storage area.





## 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

