



Flat 2, 30 Onslow Gardens, Wallington, Surrey, SM6 9QN



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**Guide price £175,000**

**Cromwells**  
ESTATE AGENTS





## 30 Onslow Gardens

Wallington, SM6 9QN

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Cromwells Wallington are pleased to offer this well presented ground floor one bedroom retirement flat, situated in a popular tree lined residential road in Wallington. The property has been recently renovated and redecorated throughout with a new modern kitchen and bathroom providing an immaculately presented home ready to move straight into!

There is easy access to all shops, amenities and transport links. with Wallington High Street and all the facilities it has to offer only a short walk away. The flat is set in a lovely small development with a pretty communal garden to the rear and residents parking on a first come, first served basis.

### Accommodation

Security phone entry system, double glazed door leading into communal hallway . Front door into

#### Entrance Hall

Security phone entry system, built-in storage cupboard.

#### Bedroom

Built in wardrobes, Eco plus smart electric radiator, double glazed window to front aspect, fitted carpet .

#### Shower Room

Modern three-piece suite comprising of walk-in shower cubicle, electric shower, vanity wash handbasin with chrome taps and storage below, WC, extractor fan, part tiled walls, vinyl flooring .

Open plan Living Dining Room and Kitchen







#### Kitchen Area

Range of modern white gloss fitted kitchen units and drawers, wood worktop, inset ceramic sink with chrome mixer tap, integrated oven and electric hob with extractor fan above, space for under counter fridge, freezer, washing machine, and tumble dryer, tiled splashback, double glazed window to side aspect, vinyl floor, built-in storage cupboard

#### Living Dining Area

Eco plus smart electric radiator, fitted carpet, double glazed window to front aspect .

#### Outside

Residents Parking on a first come first served basis  
Well kept communal garden and grounds.

#### ROOM MEASUREMENTS

Living Dining Room - 16'2 x 10'6 (4.93m x 3.20m)

Kitchen - 11'3 x 4'8 (3.43m x 1.42m)

Bedroom - 12'6 x 9'2 (3.81m x 2.80m)

#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete





Floor Plan

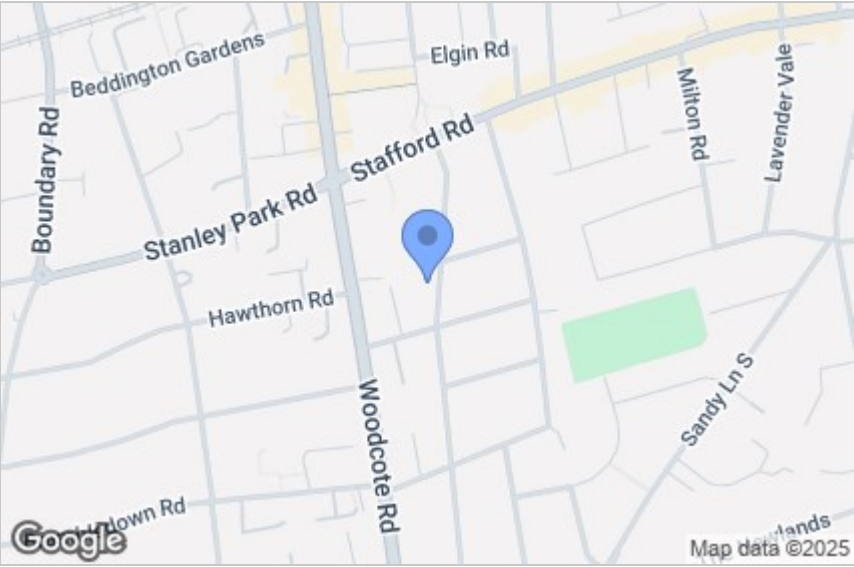


Viewing

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

