



31 Ladymount Evelyn Way, Wallington, SM6 8ED



Offers over £280,000

WH WATSON HOMES
Estate Agents

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Wallington, SM6 8ED

Offers over £280,000

A great opportunity to own this well presented two bedroom first floor apartment, situated in a desirable modern development in Wallington, only moments away from Beddington Park.

The property has a modern and bright interior with a spacious open plan living and dining room, a well equipped kitchen with integrated appliances and ample storage space. Ladymount is a small development of just two blocks with gated residents parking and beautifully kept grounds. It is nestled away at the end of a residential cul-de-sac and is perfectly located for good schools, bus links and local green space.



Accommodation

Security phone entry system, door into communal hall. Stairs to 1st floor.

Front door into

Entrance Hall

Security phone entry system, laminate flooring, modern electric Dimplex heater, two storage cupboards (one housing immersion heater), loft access with use for storage (part boarded, with pull down ladder and light).

Bedroom One

Built-in wardrobes, electric heater, double glazed window to rear aspect, fitted carpet

Bedroom Two

Electric heater, fitted carpet, double glazed window to rear aspect.





Bathroom

Modern suite comprising of panel enclosed bath with shower screen, chrome mixer tap with hand shower attachment, electric 'Mira' shower, pedestal wash hand basin with chrome mixer tap, WC, heated chrome towel rail, extractor fan, tiled walls and flooring.

Open plan Living Dining room

Electric storage heater, laminate flooring, double glazed window to side and rear aspect.

Kitchen

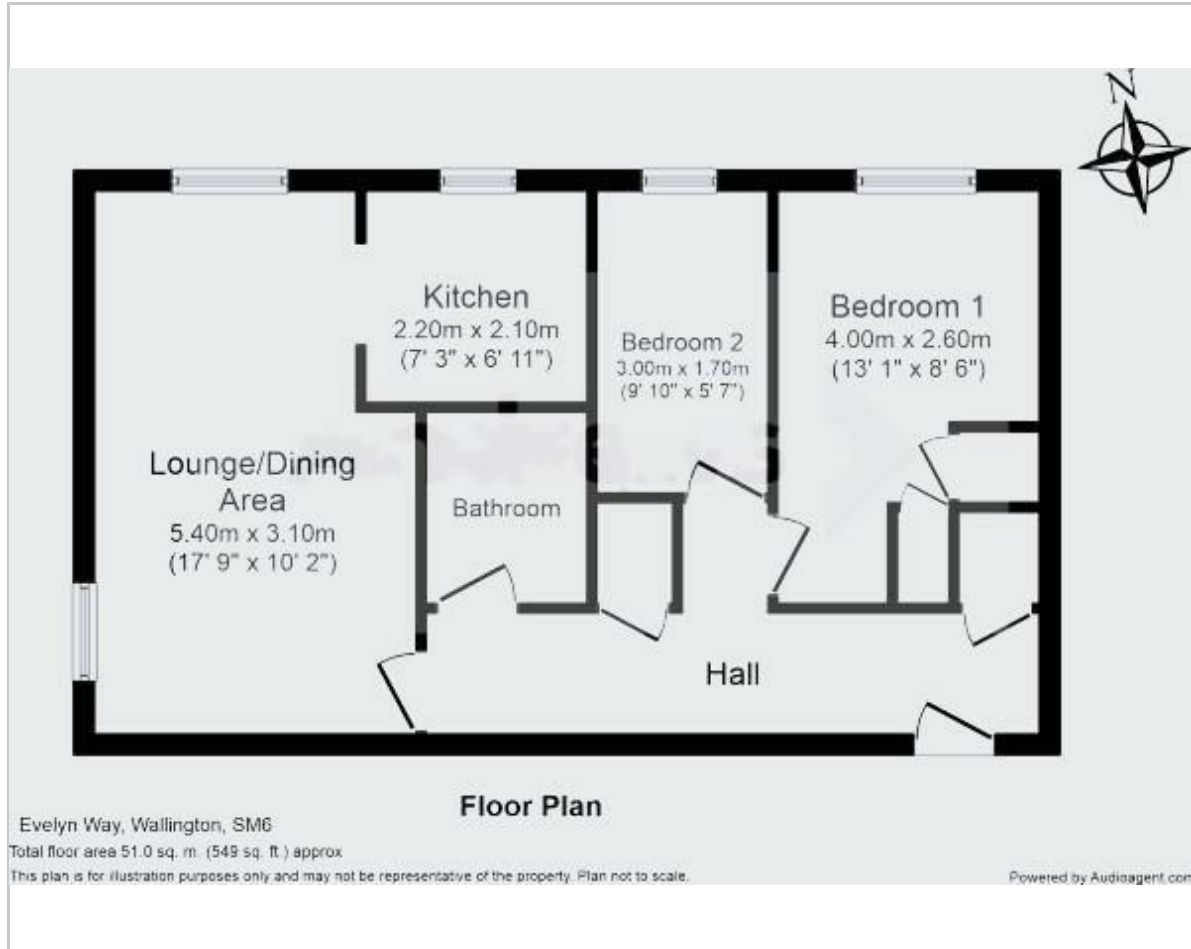
Range of modern cream fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven and grill, electric hob, and extractor hood above, integrated fridge, freezer, integrated washing machine, tiled splashback, laminate flooring, double glazed window to rear aspect

Outside

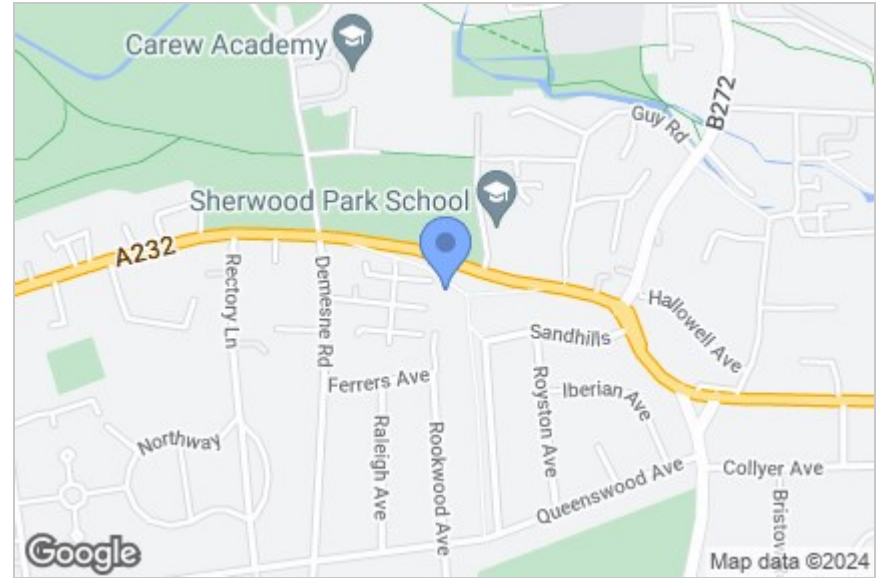
Well-kept communal garden and grounds. Gated residents parking with one allocated space, visitor parking bays.



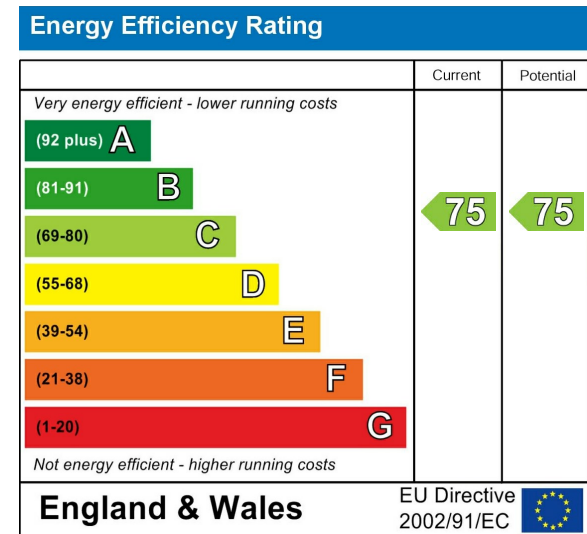
Floor Plan



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.

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