



53 Wandle Road  
Wallington, SM6 7ET  
Guide price £475,000



## 53 Wandle Road

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Cromwells Wallington are delighted to offer this charming three 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 two reception rooms, a pretty rear garden and NO ONWARD CHAIN.

### Accommodation

Obscure part glazed wooden front door to..

#### Lounge

UPVC double glazed window to front aspect, wood flooring, open fireplace with feature log burner (dual fuel), coved ceiling, double panel radiator.

#### Dining room

UPVC double glazed window to rear aspect, single panel radiator, coved ceiling, wood flooring, large under stairs storage cupboard.

#### Kitchen

Range fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, inset gas hob with oven/grill below and extractor fan above, space for tall standing fridge/freezer, space and plumbing for dishwasher, UPVC double glazed window to side aspect and door to garden.





### Bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level push button flush WC, part tiled walls, obscure UPVC double glazed window to rear aspect, double panel radiator, recess with space and plumbing for washing machine/tumble dryer.

### Stairs to 1st floor landing

### Bedroom one

UPVC double glazed window to front aspect, wood flooring, double panel radiator, coved ceiling, built in wardrobe.

### Bedroom two

UPVC window to rear aspect, wood flooring, coved ceiling, single panel radiator.

### Bedroom three

UPVC double glazed window to rear aspect, single panel radiator, wood flooring

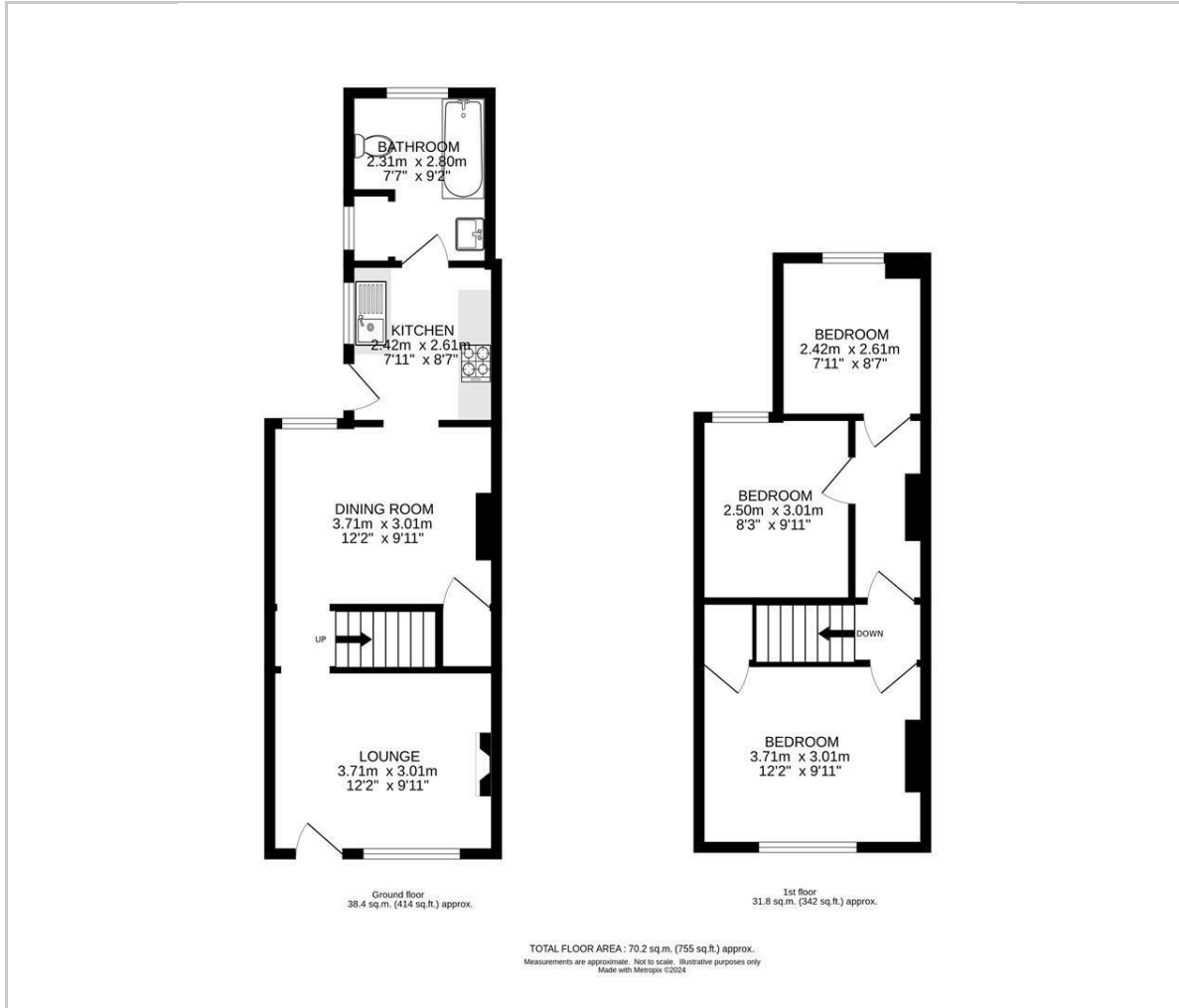
### Rear garden

Approximately 80ft

Paved patio area leading to lawn section with mature shrubs and plants bordering, garden shed, fence enclosed, outside tap.

FLOOR PLAN AND EPC TO BE ADDED....

## Floor Plan



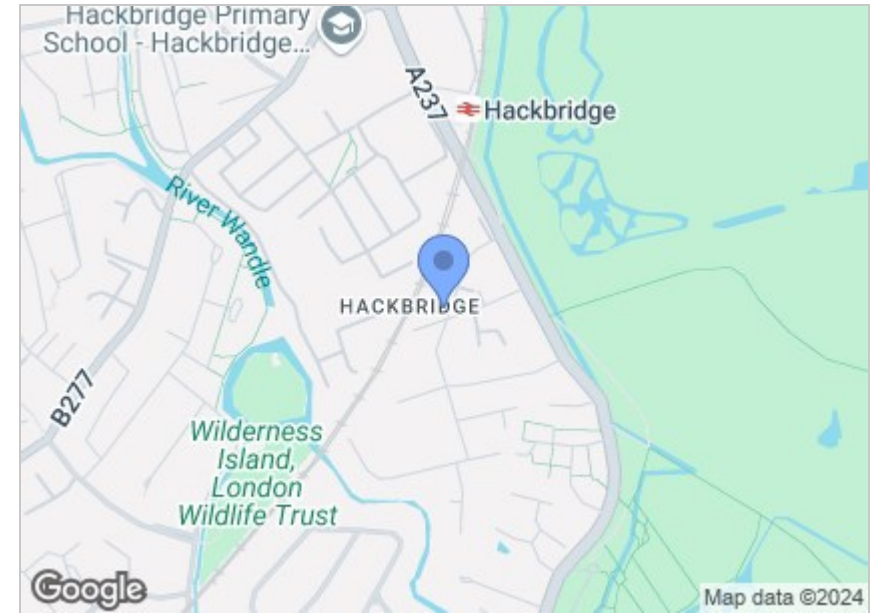
## Viewing

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

