



32 Goidel Close, Wallington, Surrey, SM6 8HX



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£575,000

Cromwells
ESTATE AGENTS



32 Goidel Close

Wallington, SM6 8HX

£575,000

Nestled away in a desirable cul-de-sac in Wallington is this attractive three bedroom semi detached family home. This lovely property has much to offer with two spacious reception rooms, three good sized bedrooms and a detached garage. The property is well presented throughout, and also benefits from off street parking and an easy to maintain rear garden.

Goidel Close is ideally located for those looking to be near to excellent local grammar schools, with Wilson's Grammar and Wallington County Grammar School both within walking distance. There are also a good variety of local shops close by, and Mellows Park and Beddington Park are easily accessible for those who are looking to be near green space. There are various bus links available serving Croydon, Wallington and Sutton, and Waddon and Wallington mainline train station are both within walking distance, offering great links into Central London.





Accommodation

17ft Lounge *17ft Dining Room* *Garage*
Cul-de-sac location

The property comprises of two floors of spacious accommodation. There is a double glazed porch leading into the Entrance Hall where on the ground floor you will find two reception rooms, the kitchen and bathroom with separate WC. Both reception rooms feel bright and airy having large windows allowing lots of natural light into the room, and have high quality Amtico flooring. The rear reception room has a patio door leading out to the garden and a full length window with electric roller blinds. There is a bathroom with a separate WC, and a modern kitchen with ample space for all appliances, a handy pantry cupboard and direct access to the garden.

Upstairs there are three well proportioned bedrooms. The main bedroom has a front aspect and a large window with scenic, far reaching views, and benefits from fitted wardrobes with mirrored sliding doors. Bedrooms two and three both have a rear facing aspect, with a built in storage cupboard in Bedroom two. There is also a large eaves cupboard, which offers great space for storage.

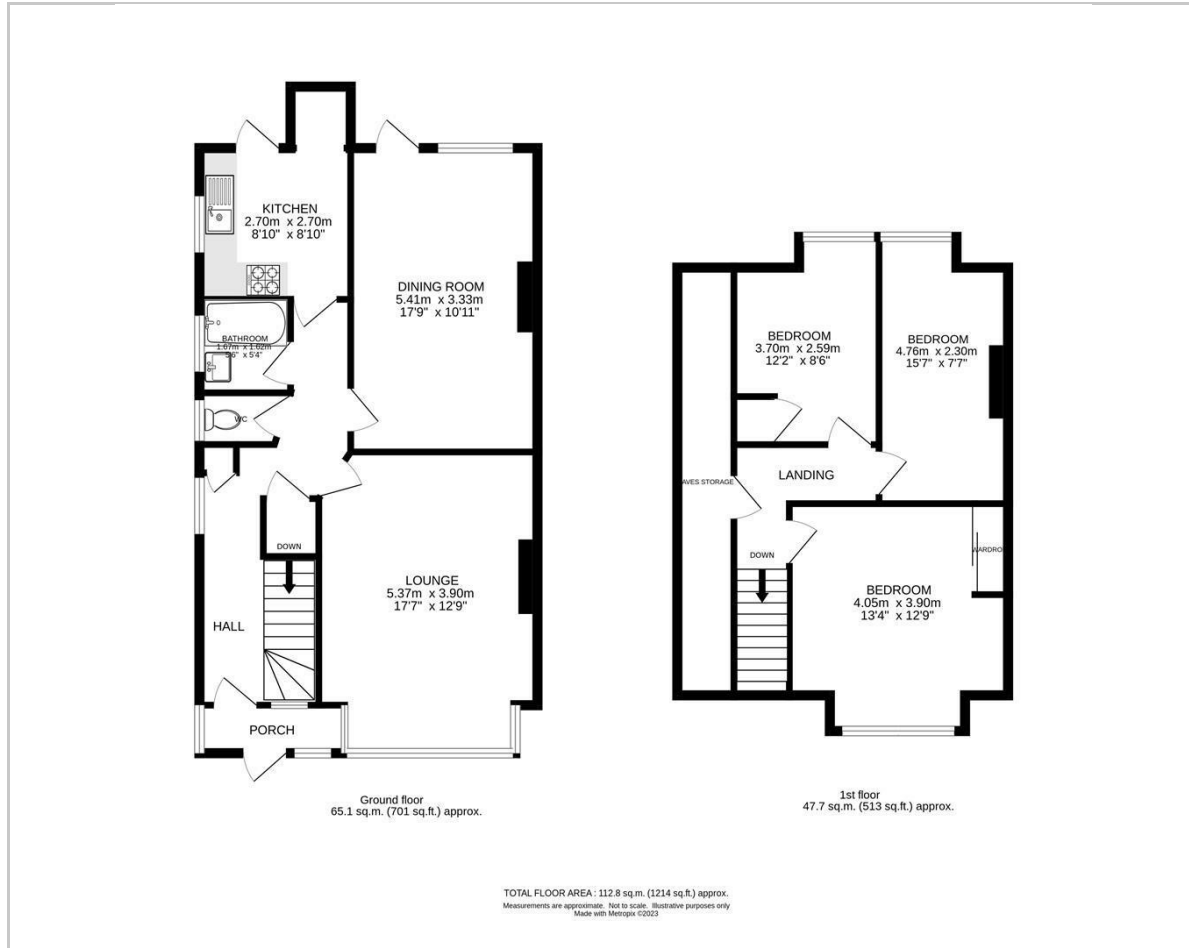
Outside of the property there is a paved drive with off street parking with an electric charging port, and a shared driveway to the side with vehicular access to the garage. The rear garden has been well maintained with a large lawn area, there is also a gate providing side access, and a door directly into the garage.

ROOM MEASUREMENTS - maximum measurements

Reception One - 17'6 x 13'00
Reception Two - 17'6 x 13'00
Kitchen - 9'0 x 9'0
Bedroom One - 13'6 x 12'3
Bedroom Two - 12'6 x 8'6
Bedroom Three - 15'6 x 7'9



Floor Plan



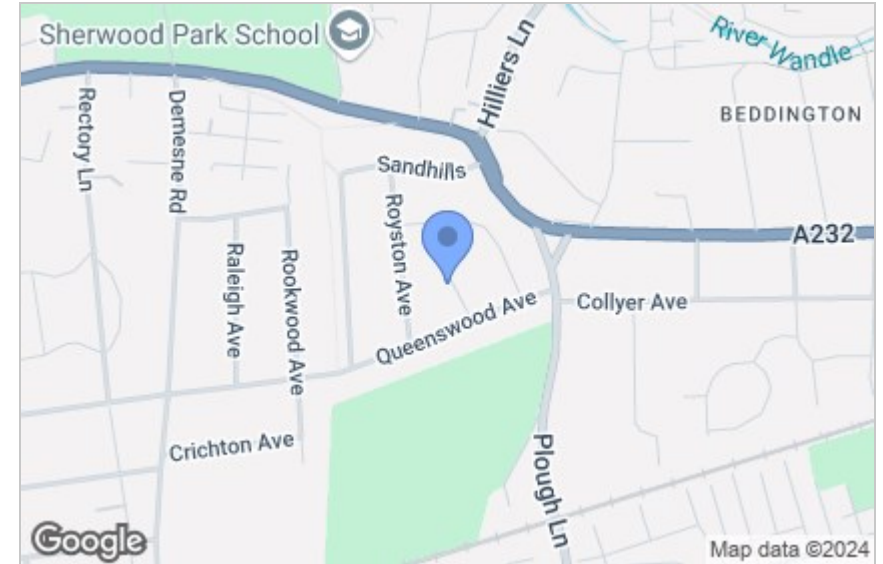
Viewing

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	