



6 The Brandries, Wallington, Surrey, SM6 7NA



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Guide price £550,000

Cromwells  
ESTATE AGENTS



## 6 The Brandries, Wallington, SM6 7NA

Cromwells Wallington are pleased to offer this beautifully presented three bedroom semi detached family home, situated in a desirable cul-de-sac in Wallington close to local shops, bus links, the River Wandle and Beddington Park.

The property has been lovingly maintained by the current owners with a modern and bright interior throughout, offering spacious living accommodation with an open plan dining and kitchen area and separate lounge. Upstairs you will find three good sized bedrooms, and a recently refurbished family bathroom with separate WC. The property occupies a bold plot and benefits from a larger driveway with off street parking for two cars, side access and a well maintained pretty garden with two patio areas, offering the perfect place to relax and entertain family and friends! There is also great scope to extend the property, subject to relevant planning being granted. Don't miss out on the opportunity to make this lovely home your own, call us to book a viewing now!

### Accommodation

Sheltered entrance, front door into

### Entrance Hall

Understairs storage cupboard, radiator, double glazed window to side aspect, luxury vinyl flooring.

### Living Room

Radiator, luxury vinyl flooring, double glazed bay window to front aspect.

### Dining Room

Modern vertical radiator, luxury vinyl flooring, double glazed windows and French doors leading out to garden .

### Kitchen

Range of fitted kitchen units and drawers, laminate worksurfaces, inset stainless steel sink with chrome mixer tap, space for washing machine, slimline dishwasher, cooker and tall fridge freezer, chrome extractor hood, Metro tiled splashback, double glazed window to rear aspect, luxury vinyl flooring.

### Stairs to 1st floor landing

Loft access, double glazed window to side aspect.

### Bedroom One

Double glazed bay window to front aspect, radiator, fitted carpet.

### Bedroom Two

Radiator, fitted carpet, double glazed window to rear aspect.

### Bedroom Three

Radiator, laminate flooring, double glazed window to front aspect.

### Bathroom

Consisting of bath with shower screen and thermostatic shower, wall mounted vanity wash handbasin with chrome mixer tap and storage below, heated chrome towel rail, tiled walls and flooring, double glazed window to rear aspect.

### Separate WC

Enclosed WC with tiled walls and flooring, double glazed window to side aspect.

### Outside

#### To the front

Front garden and large driveway, providing offstreet parking for two cars, gate with side access.

#### Rear Garden

Well maintained garden with large lawn section and two patio areas, shed, side access, fence enclosed.

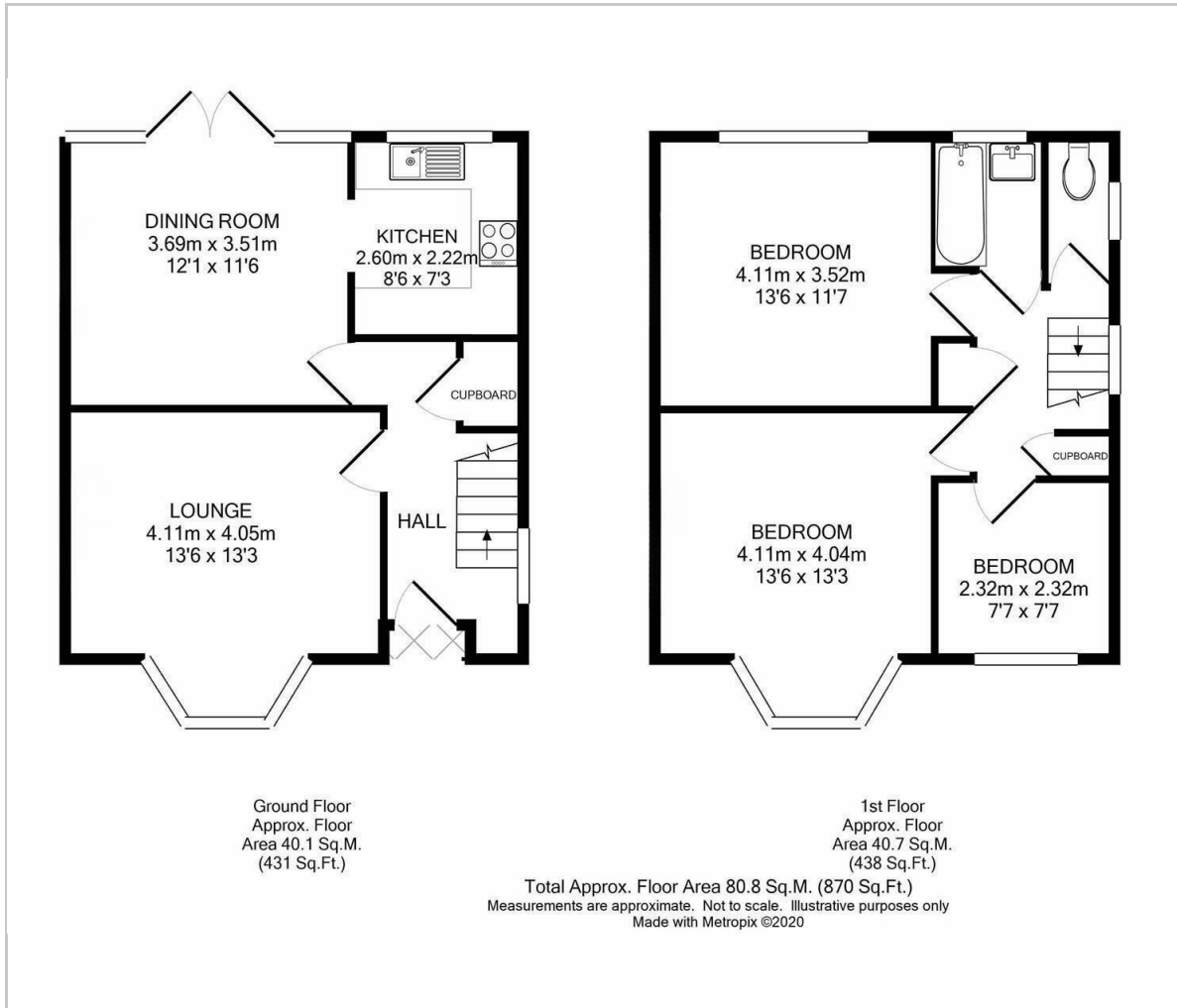








## Floor Plan

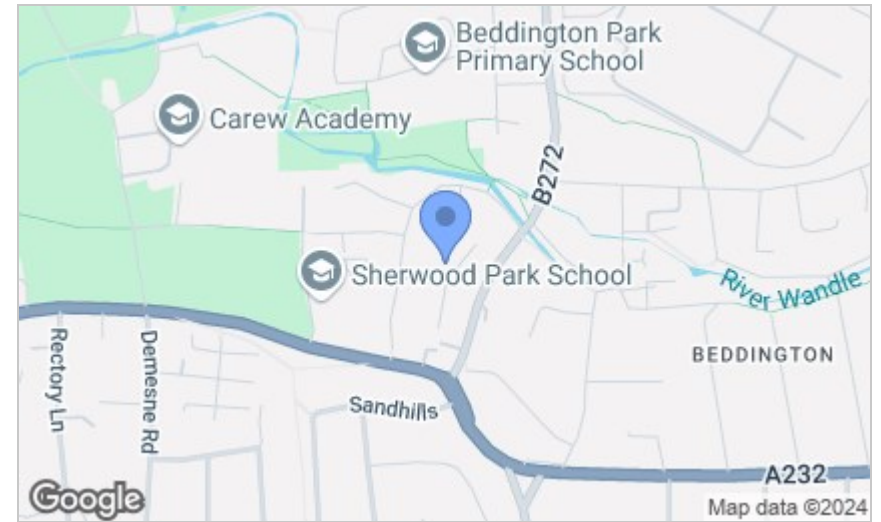


## Viewing

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

