



78 Foresters Drive, Wallington, SM6 9JZ



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Guide price £800,000

Cromwells
ESTATE AGENTS



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VENDORS SUITED Cromwells Wallington are delighted to offer this charming and spacious four bedroom semi detached family home, offering a wealth of accommodation including a 16ft kitchen/breakfast room, a utility room, a downstairs WC, a pretty rear garden, a garage and ample off street parking.

The property is ideally situated for those looking to be close to local highly regarded schools with John Fisher High School, Wallington High School for Girls and Wilsons Grammar School all within easy walking distance. There are also good transport links, with local bus routes nearby and Wallington and Purley mainline train station giving easy access to London and Gatwick. Local parks, shops and amenities are also close by.

Accommodation

Glazed double doors to..

Entrance porch

Quarry tiled step, part glazed wooden front door to..

Spacious entrance hall

Herringbone wood block flooring, double panel radiator, dado rail, picture rail, wall mounted thermostat, large under stairs storage cupboard.

Lounge

Glazed leaded light bay window to front aspect with secondary glazing, herringbone wood block flooring, double panel radiator, feature cast iron fireplace, coved ceiling.

Family room

Glazed windows and double doors to rear aspect, herringbone wood block flooring, open fireplace with brick surround.

Kitchen/diner

Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid butler sink and chrome mixer tap, inset hob with extractor fan above, integrated oven/grill, space and plumbing for dishwasher, tiled flooring, double panel radiator, UPVC double glazed windows to side and rear aspects and doors to garden.

Utility room

Fitted wooden wall units with cupboards and drawers below, solid worktops with space and plumbing for washing machine and tumble dryer below, space for American style fridge freezer, double panel radiator, tiled flooring, extractor fan, UPVC double glazed windows and door to side aspect.

Downstairs WC

Consisting of low level flush WC, wash hand basin with chrome taps, extractor fan, tiled flooring.

Stairs to 1st floor landing

Loft access with pulldown loft ladder (fully boarded) UPVC double glazed window to rear aspect.

Bedroom one

Glazed leaded light bay window to front aspect with secondary glazing, two double panel radiators, bespoke fitted wardrobes and cupboards.

Bedroom two

UPVC double glazed window to rear aspect, wood laminate flooring, single panel radiator, built-in wardrobe.

Bedroom three

UPVC double glazed bay window to front aspect, double panel radiator, built-in wardrobe, wood laminate flooring, cupboard housing hot water tank.

Bedroom four

Glazed leaded light bay window to front aspect, single panel radiator, wood laminate flooring, picture rail.

Bathroom

Comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, heated chrome towel, wood effect flooring, shaver point, UPVC double glazed window to rear aspect, double panel radiator.

Separate WC

Consisting of low level flush WC, single panel radiator, wood effect flooring, glazed window to side aspect.

Separate shower room

Consisting of tiled cubicle with thermostatic shower, tiled flooring, obscure UPVC double glazed window to rear aspect, single panel radiator.

Rear garden – approximately 100ft (South Westerly aspect)

Large sandstone paved patio area leading to lawn section with mature shrubs and flowerbeds bordering, garden shed, fence enclosed, side access, outside tap, access to garage.

Garage at side

Electric up/over door at front, hardstanding providing further off street parking if desired, wall mounted “Worcester” boiler.

Front

Paved driveway providing off street parking with lawn area at side.

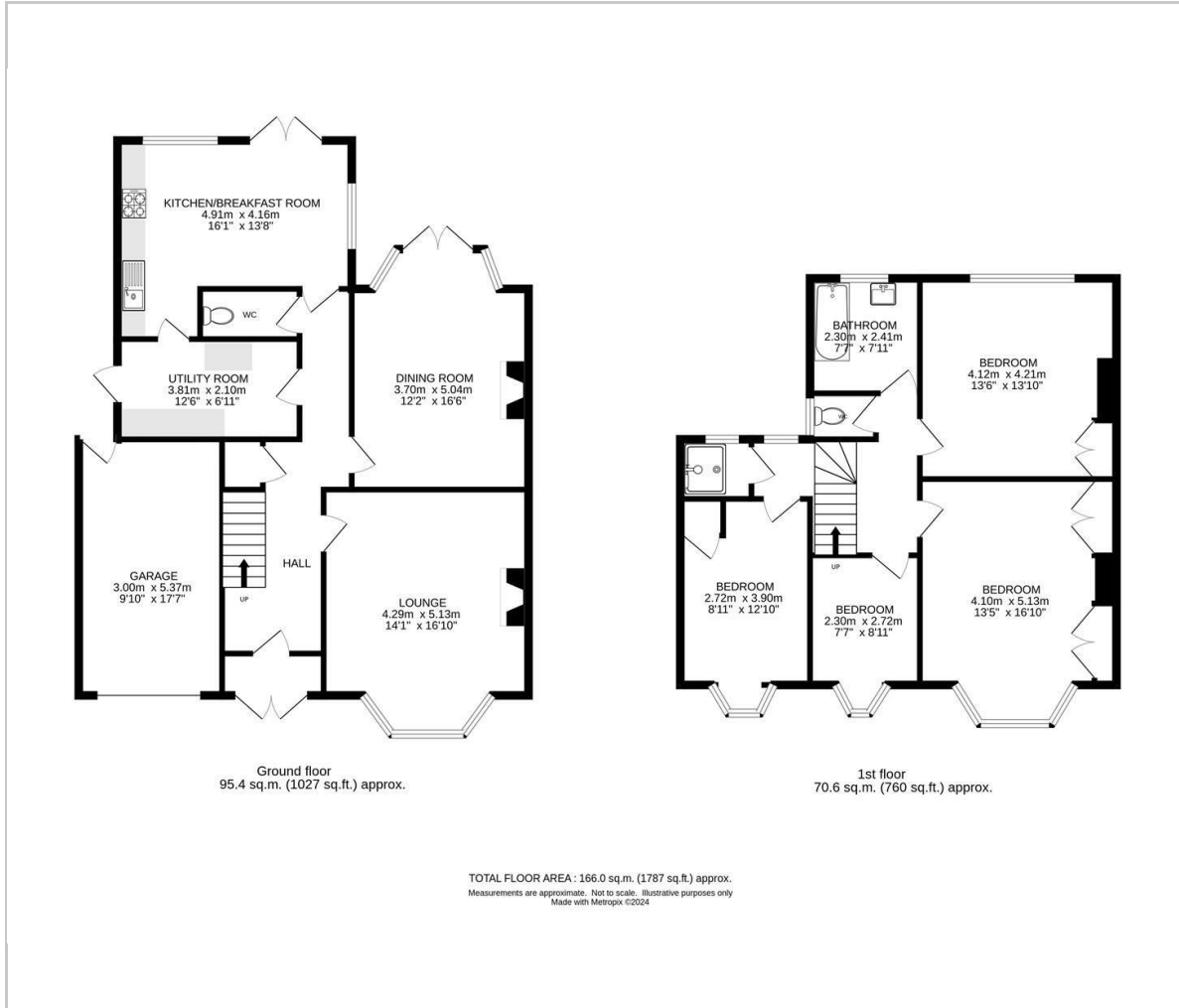




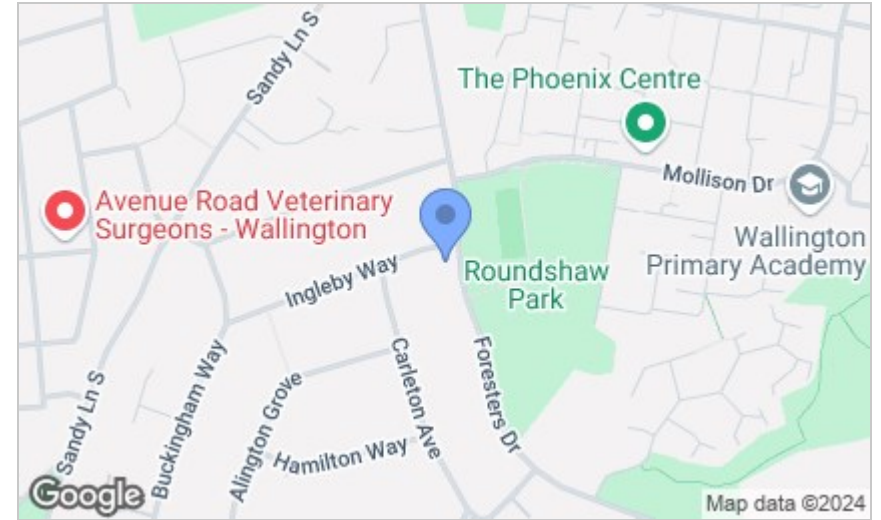




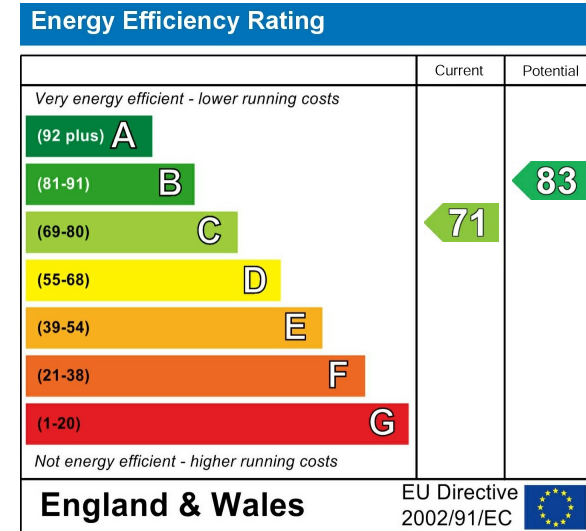
Floor Plan



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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