



40 Wordsworth Road, Wallington, SM6 9RH



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Guide price £695,000

Cromwells
ESTATE AGENTS



40 Wordsworth Road, Wallington, SM6 9RH

Nestled on the charming Wordsworth Road in Wallington, is this delightful semi-detached house offering a perfect blend of space and modern living. Spanning an impressive 1,452 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The superb open plan kitchen diner serves as the heart of the home, providing a bright and airy space for family meals and gatherings.

Upstairs features three generously sized double bedrooms, making it a perfect choice for growing families or those seeking extra space. One of the bedrooms is complemented by a dressing room, adding a touch of luxury and convenience. The property also includes two modern bathrooms, one of which is an en-suite.

The property benefits from off street parking for up to three cars, a valuable asset in this sought-after area. Additionally, the location is within easy reach of several highly regarded schools, local shops, parks and various bus links. Don't miss out on the opportunity to make this fantastic house your home!

Accommodation
Hardwood double glazed entrance porch

Obscure double glazed front door to..
Spacious entrance hall
Tiled flooring, obscure double glazed window to front aspect, double panel radiator, under stairs storage cupboards, wall mounted thermostat.

Lounge
Hardwood double glazed bay window to front aspect, double panel radiator, bamboo wood flooring.

Dining area
Hardwood double glazed doors leading to rear garden, vinyl flooring, open fireplace, double panel radiator.

Kitchen area
Range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, inlaid five ring gas hob with oven/grill below, pull out storage cupboard, space and plumbing for washing machine and dishwasher, space for American style fridge/freezer, vinyl flooring, tiled splash back, double glazed windows to rear aspect.

Stairs to 1st floor landing
Obscure double glazed window to side aspect, modern radiator.

Bedroom two
Hardwood double glazed bay window to front aspect, double panel radiator, doorway to..

Dressing room/study area
Hardwood double glazed window to front aspect, double panel radiator, fitted wardrobes and shelving.

Bedroom three
Hardwood double glazed window to rear aspect, double panel radiator.

Bathroom
Modern four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower, large wash hand basin with chrome mixer tap, low-level push button flush WC, part tiled walls, tiled flooring with underfloor heating, heated chrome towel rail, obscure double glazed window to rear aspect.

Stairs to 2nd floor
UPVC double glazed window to side aspect.

Main bedroom
UPVC double glazed doors to rear aspect and Juliet balcony, wood flooring, eaves storage and fitted wardrobes, wall mounted digital thermostat.

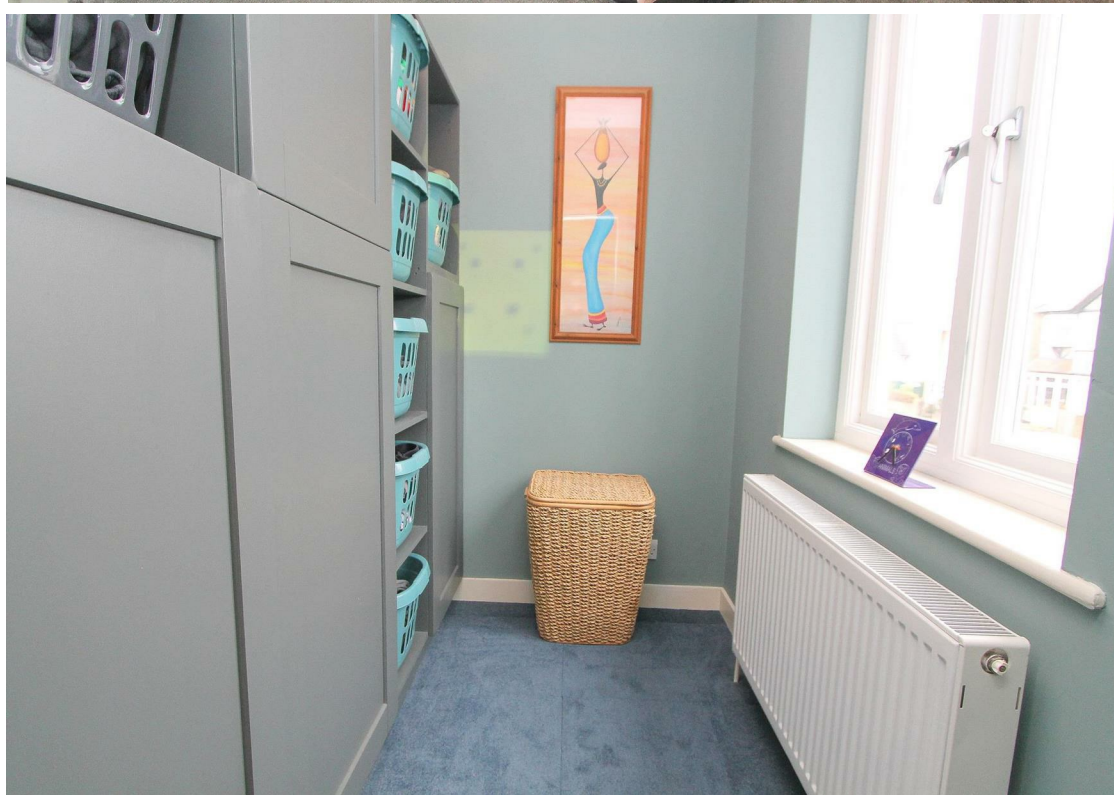
Ensuite shower room
Luxury suite consisting of tiled walk-in cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, part tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

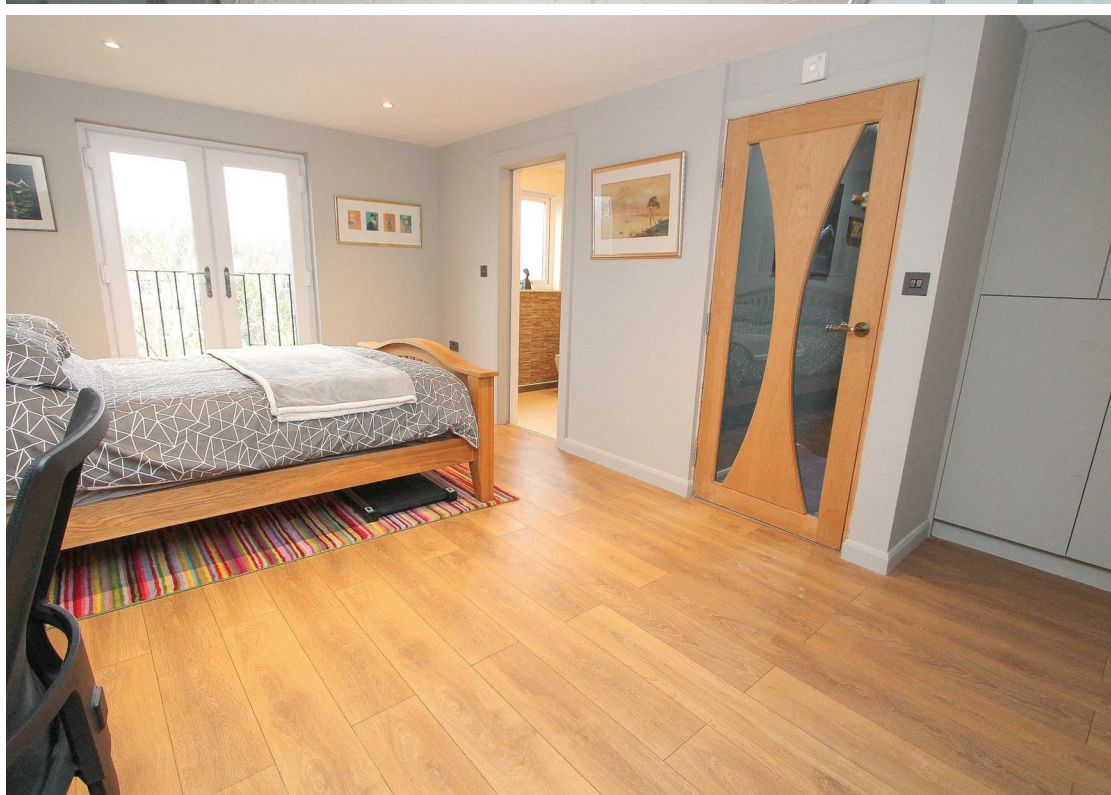
Rear garden approximately 80ft (South facing) Artificial lawn and paved patio areas with footpath leading to rear with mature shrubs bordering, gated side access and further patio area, fence enclosed, outside tap, detached workshop with power and light.

Garage at side.
Up/over door at front.

Front
Block paved driveway proving off street parking.

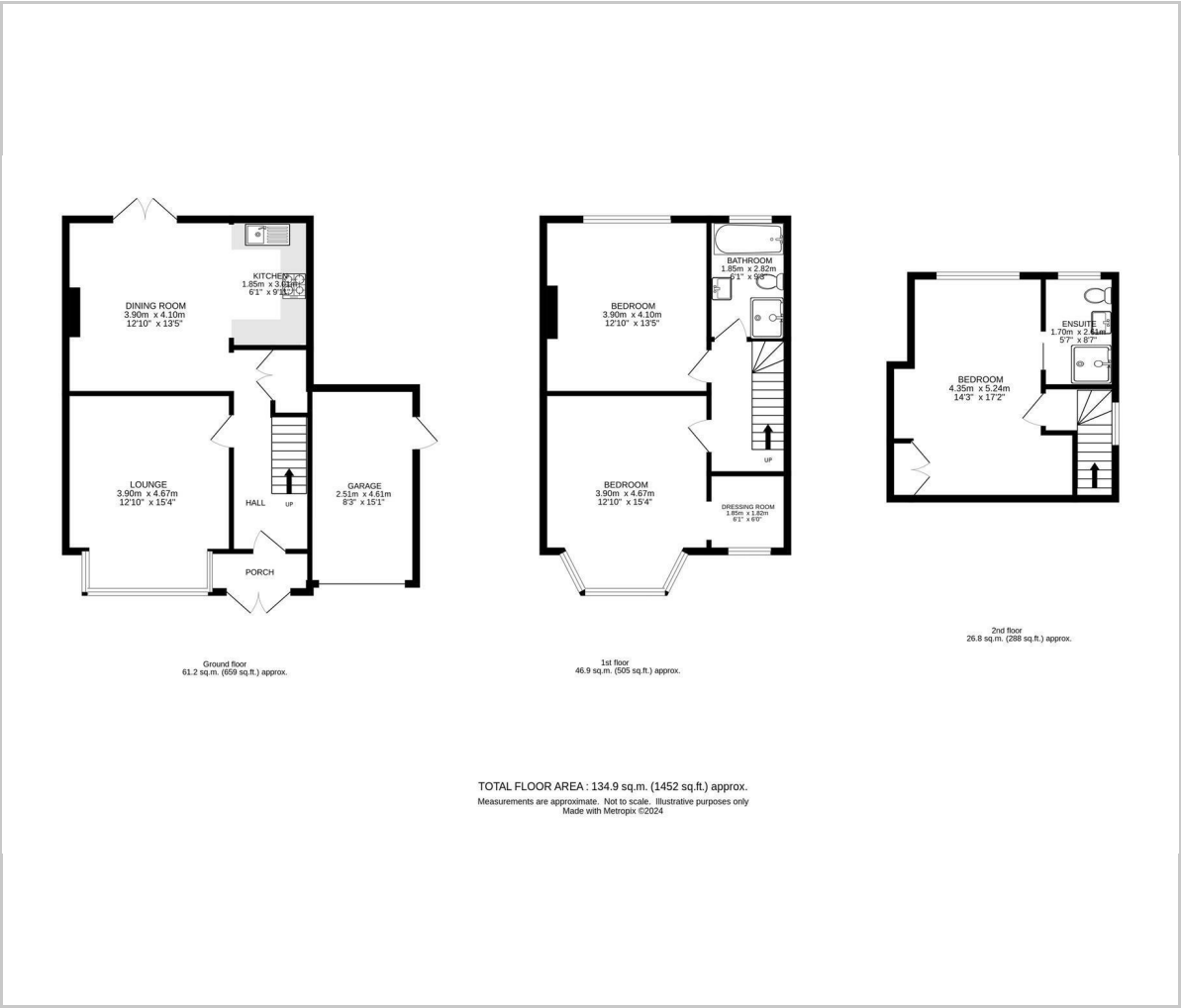








Floor Plan



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

