



46 Gomshall Avenue, Wallington, SM6 8NY



Offers in the region of £475,000

Cromwells
ESTATE AGENTS



NO ONWARD CHAIN! A great opportunity to own this spacious three bedroom terraced family home, situated on the popular Chase estate and close to excellent schools., transport links, local shops and amenities.

The property does require some modernisation but offers great scope to extend into the loft space, subject to relevant planning being granted. The property benefits from an open plan kitchen diner, gas central heating, off street parking and two WC's.

Accommodation

UPVC double glazed entrance porch, tiled step, obscure double glazed front door to

Entrance Hall

Wood flooring, single panel radiator, under stairs storage cupboard.

Lounge

UPVC double glazed bay window to front aspect, double panel radiator, coved ceiling, wood flooring, open fireplace.

Kitchen/Diner

Range of fitted wall units with matching cupboards below, rolltop worksurfaces, stainless steel sink and chrome mixer tap, space for gas cooker with extractor fan above, space and plumbing for washing machine, space for American style fridge freezer, part tiled flooring, wall mounted boiler, UPVC double glazed window to rear aspect and patio doors to garden, double panel radiator.

Stairs to 1st floor landing

Wood flooring, staircase to loft space.

Bedroom One

UPVC double glazed window to front aspect, double panel radiator, wood flooring.

Bedroom Two

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

Bedroom Three

UPVC double glazed window to front aspect, double panel radiator, wood flooring.

Bathroom

Three-piece suite comprising of panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap, low-level pushbutton flush WC, obscure UPVC double glazed window to rear aspect.

Separate WC

Consisting of low-level pushbutton flush WC and obscure window to rear.

Rear Garden

Large paved patio area with shrubs outside and access to garage, rear access, fence enclosed.

Detached Garage

ROOM MEASUREMENTS (maximum measurements)

Lounge 15'04 x 11'06

Kitchen/Diner 17'07 x 12'10

Bedroom One 13'0 x 10'03

Bedroom Two 12'11 x 9'8

Bedroom Three 7'08 x 7'02

Bathroom 9'04 x 4'07

BUYER'S INFORMATION

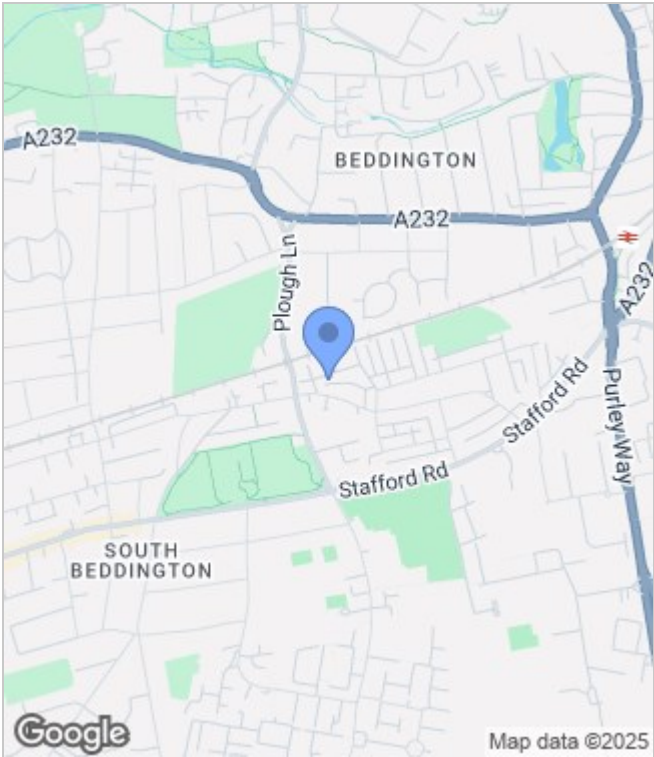
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Floor Plans



Area Map



Energy Performance Graph

