



107 Sandy Lane North, Wallington, SM6 8LA



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Offers over £550,000

Cromwells
ESTATE AGENTS



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**** GUIDE PRICE £550,000 - £565,000**** A great opportunity to own this modern style three bedroom end of terrace family home with a pleasant outlook across Mellows Park and a fantastic location with only a short walk to bus links, local shops and highly regarded primary and grammar schools including Bandon Hill Primary, Highview Primary, Wilsons Grammar and Wallington High School for Girls.

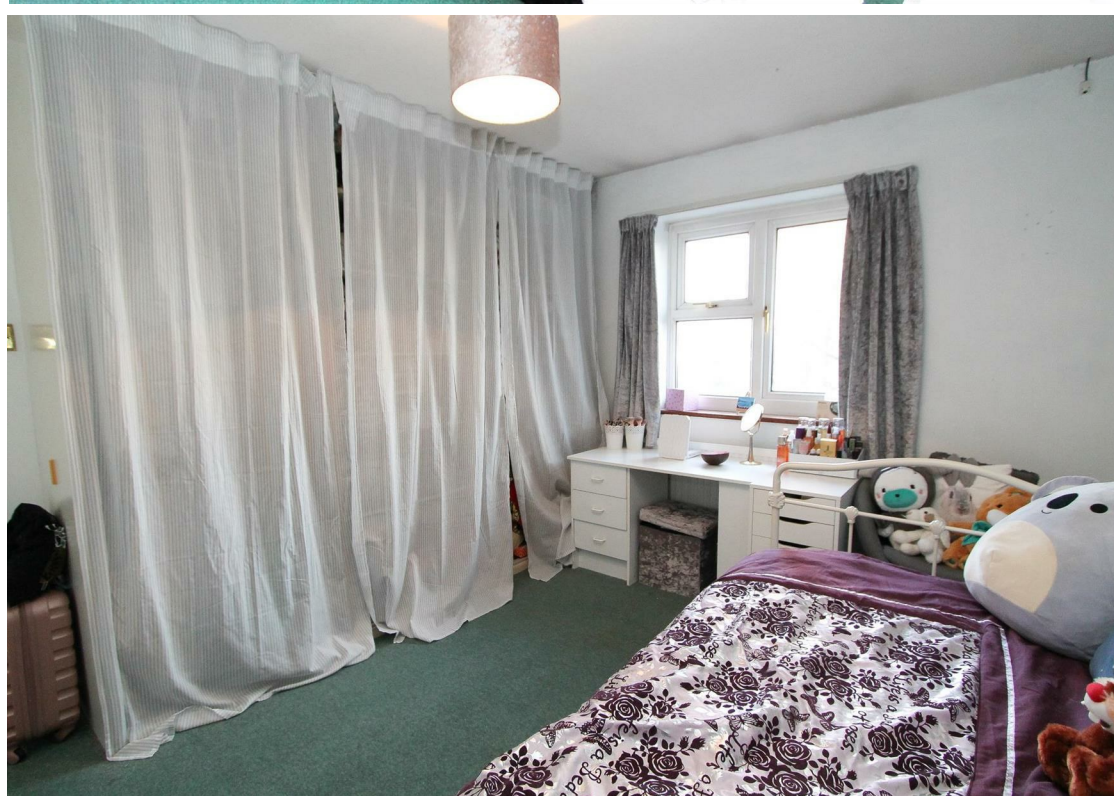
This lovely property features a spacious open plan living dining room with French doors leading out to the rear garden, a well equipped kitchen, a downstairs WC and a study room. Upstairs you will find three double bedrooms and a family bathroom. There is also a garage and off street parking for two vehicles, and a rear garden with side access.

Sandy Lane North benefits from a great location opposite Mellows Park, with shops and amenities easy accessible. For those looking to travel into London, Wallington train station is within walking distance. There are bus routes nearby serving Sutton, Morden, Croydon and Carshalton. A viewing is highly recommended to appreciate the size and space this superb property has to offer.

Accommodation Sheltered entrance with built in cupboards housing meters, front door into	Radiator, fitted carpet, double glazed window to rear aspect.
Entrance Hall Radiator, wood flooring.	Bedroom Three Built in wardrobe, radiator, fitted carpet, double glazed window to rear aspect.
Kitchen Range of fitted kitchen units and drawers with tiled work surface and splashback, stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor hood above, space for washing machine, slimline dishwasher and fridge and freezer, double glazed window to front aspect.	Bathroom Three piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower with rain shower head and hand shower attachment, pedestal wash hand basin with chrome taps, WC, radiator, tiled walls, vinyl flooring, double glazed obscure window to front aspect.
Downstairs WC Wash handbasin, enclosed WC, radiator, wood, flooring, extractor fan.	Outside
Living Room Feature fireplace, radiator, oak flooring, under stairs storage cupboard.	To the front Front garden and driveway providing off street parking for two cars, garage with up and over door.
Dining Room Radiator, oak flooring, double glazed French doors leading out to garden	Rear Garden With lawn and patio areas, side access.
Study Radiator, wood flooring, double glazed window to rear aspect.	BUYER’S INFORMATION Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete
Stairs to 1st floor hallway, loft access. (Part boarded for storage with light), airing cupboard with water tank.	
Bedroom One Range of fitted wardrobes, fitted carpet, radiator, double glazed window to front aspect.	
Bedroom Two	

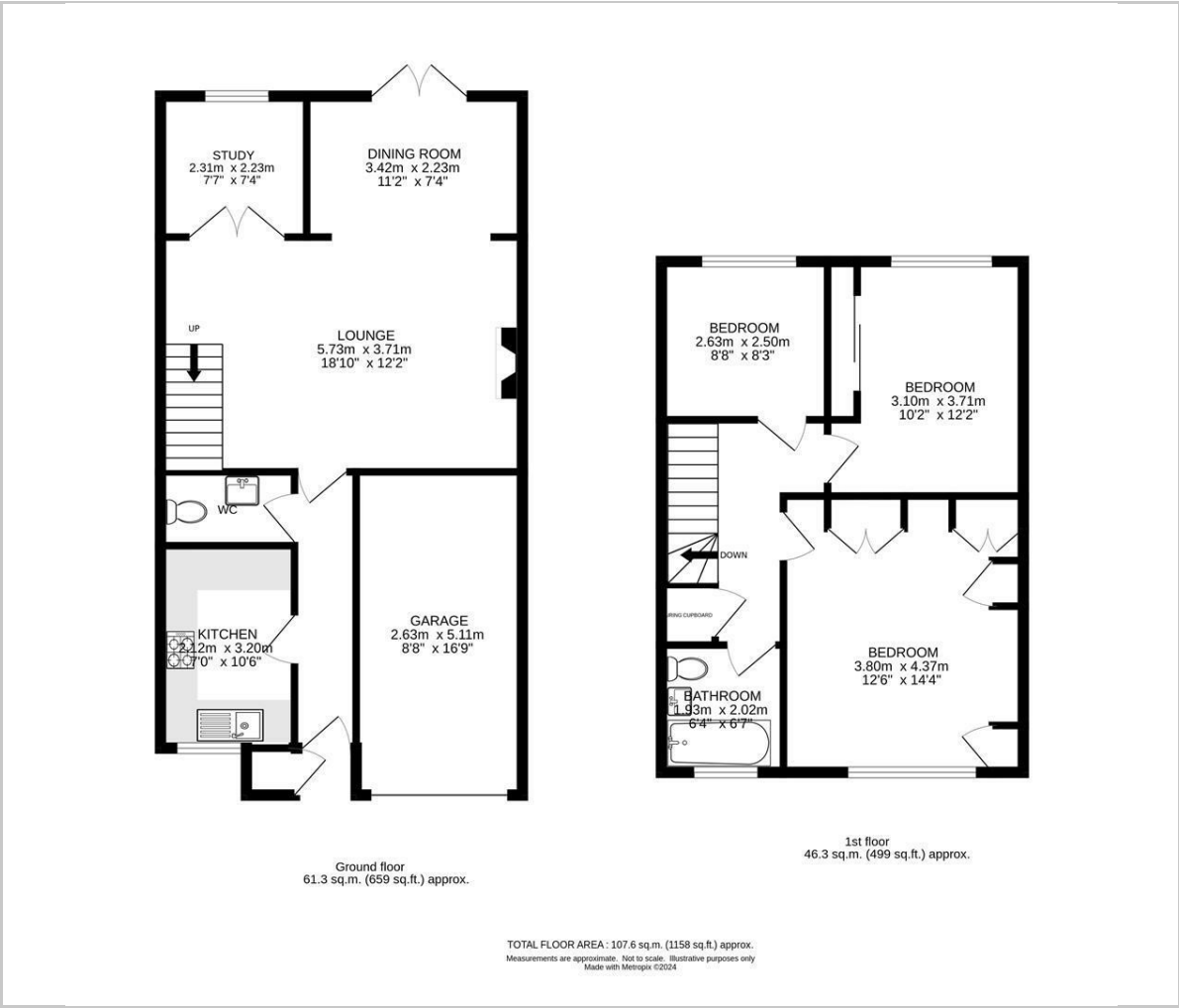








Floor Plan

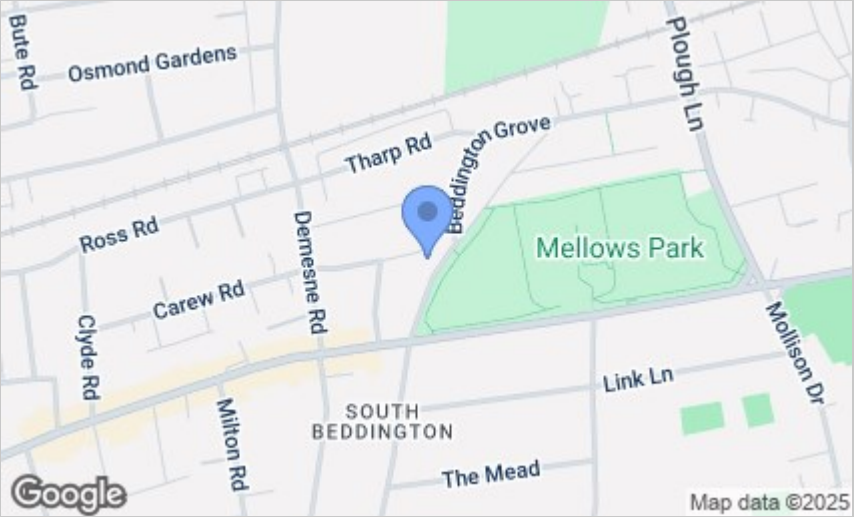


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

