



33 Stratton Avenue, Wallington, SM6 9LJ



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£800,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to present this superb three bedroom detached family home situated in a highly sought after residential road in South Wallington. The property offers spacious accommodation throughout and great scope to extend, subject to relevant planning being agreed. Features include a lovely open plan living dining room creating a nice social space to entertain family and friends, a well equipped kitchen breakfast room with excellent storage space and a downstairs WC. Upstairs there are three good sized bedrooms, a modern bathroom. and a bright and airy hallway with lots of natural light entering the room. The secluded garden has been beautifully maintained with two tiered lawn sections and a patio area, To the front there is a garage and a large driveway with plenty of space for 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.

<p>Accommodation</p> <p>Sheltered entrance, front door into</p> <p>Spacious Entrance Hall</p> <p>Radiator, fitted carpet, understairs storage cupboard.</p> <p>Downstairs WC</p> <p>With wash hand basin, WC, radiator, double glazed obscure window to side aspect, tiled flooring.</p> <p>Open plan Living and Dining Room</p> <p>Feature fireplace, radiators, fitted carpet, double glazed bay window to front aspect, double glazed sliding doors opening out to garden</p> <p>Kitchen Breakfast Room</p> <p>Range of fitted kitchen units and drawers, laminate worksurface, inset double bowl sink with gold mixer tap, integrated electric hob with extractor fan above, integrated 'Neff' oven, grill and microwave, dishwasher, space and plumbing for washer dryer and fridge freezer, cupboard housing 'Worcester' boiler, tiled splashback, tiled walls, radiator, double glazed window to rear aspect, double glazed door to side aspect.</p> <p>Stairs to 1st floor hallway</p> <p>Radiator, fitted carpet, double glazed window to front and side aspect, loft access (with pull down ladder and light, boarded for storage)..</p> <p>Bedroom One</p> <p>Range of fitted wardrobes, dressing table and drawers, radiator, double glazed window to front aspect, fitted carpet.</p>	<p>Bedroom Two</p> <p>Radiator, fitted carpet, double glazed window to rear aspect.</p> <p>Bedroom Three</p> <p>Radiator, fitted carpet, double glazed window to rear aspect.</p> <p>Bathroom</p> <p>Modern suite comprising of panel enclosed bath with chrome mixer tap, shower cubicle with thermostatic shower, WC, pedestal wash hand basin with chrome mixer tap, heated chrome towel rail, tiled walls and flooring, airing cupboard housing water cylinder.</p> <p>Outside</p> <p>Front garden and large driveway providing off street parking, garage with up and over door.</p> <p>Rear Garden</p> <p>Well maintained and secluded garden, tiered lawn areas, patio with retractable electric canopy, shed, side access, outside lights and water tap.</p>
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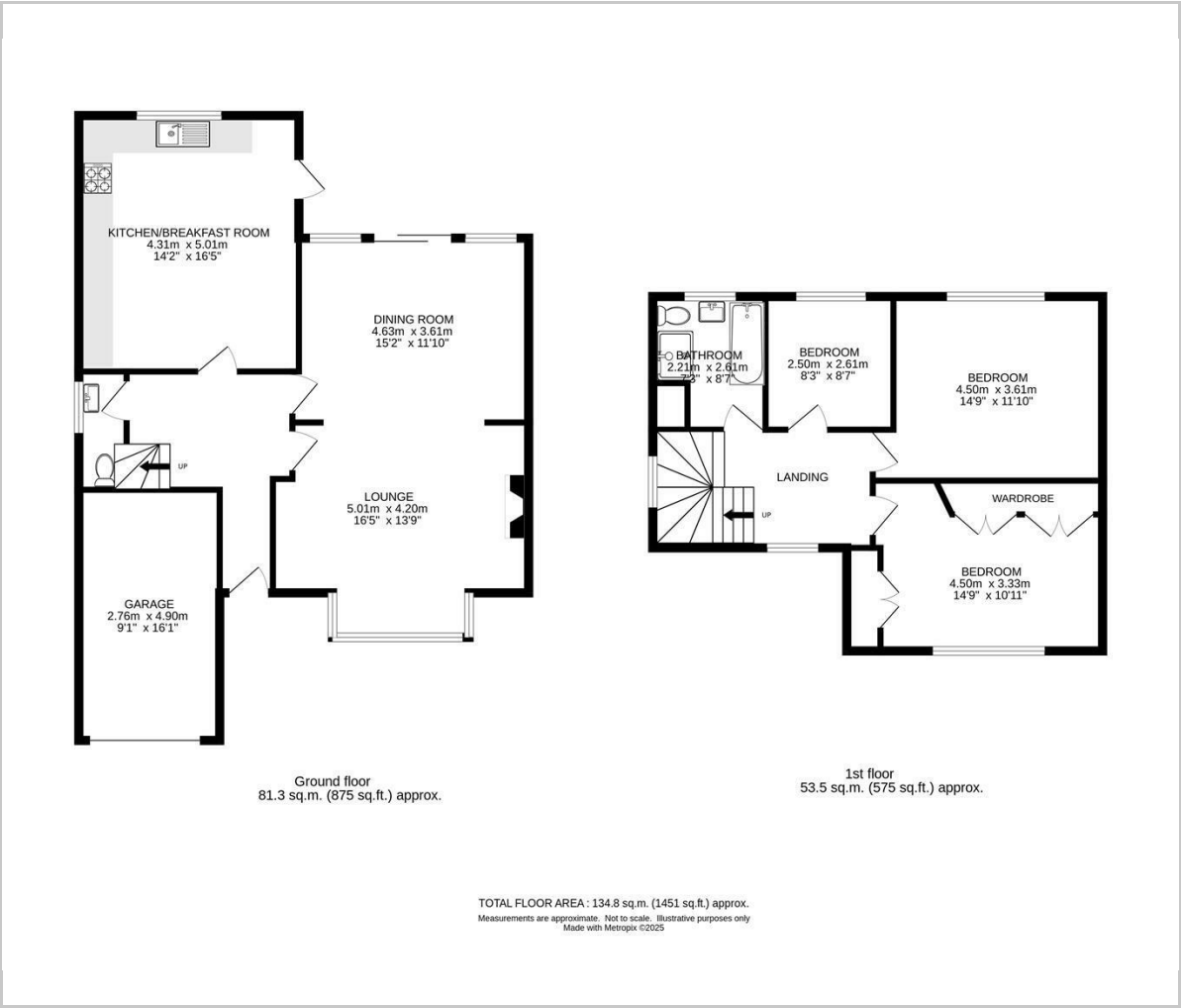








Floor Plan



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

