



2 Wandle Road, Wallington, SM6 7ET



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Guide price £475,000

Cromwells  
ESTATE AGENTS





## 2 Wandle Road

Wallington, SM6 7ET

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Cromwells Wallington are delighted to offer this charming two bedroom semi detached house, located in a sought after road close to an abundance of shops, Hackbridge mainline train station (with fast links into central London), popular schools as well as the historic Beddington Park.

The property benefits from a modern kitchen, two reception rooms, a utility room, a large bathroom and a pretty rear garden.

### Accommodation

Covered entrance

Obscure part glazed wooden front door to..

Entrance hall

Single panel radiator, coved ceiling, decorative flooring, large under stairs storage cupboard, wall mounted digital thermostat, dado rail.

Lounge

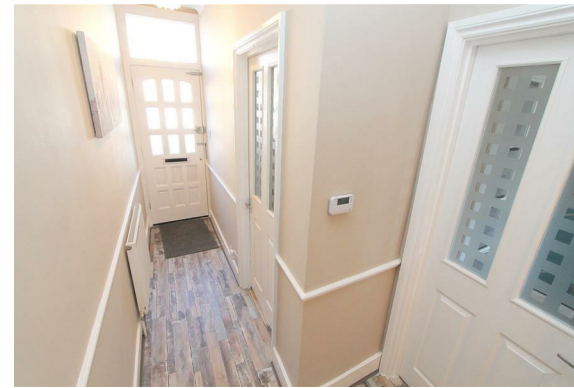
UPVC double glazed bay window to front aspect, double panel radiator, coved ceiling.

Dining room

UPVC double glazed window to rear aspect, double panel radiator, coved ceiling, double wooden doors leading to lounge.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid hob with oven/grill below and extract fan above, integrated fridge, space and plumbing for washing machine, tiled splash back, wood laminate flooring, UPVC







double glazed window to side aspect and door leading to garden.

#### Utility room

Roll top worksurface with inlaid stainless steel sink and storage cupboard below, space for tall standing fridge/freezer, tiled flooring, wall mounted boiler, obscure UPVC double glazed window to rear aspect, plumbing for a downstairs WC.

#### Stairs to 1st floor landing

Dado rail, coved ceiling, loft access.

#### Bedroom one

UPVC double glazed windows to front aspect, double panel radiator, wood laminate flooring, coved ceiling.

#### Bedroom two

UPVC double glazed window to rear aspect, feature cast iron fireplace, double panel radiator, wood laminate flooring, coved ceiling.

#### Bathroom

Large three-piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, Part tiled walls, tiled effect flooring, single panel radiator, coved ceiling, feature cast iron fireplace, obscure UPVC double glazed window to rear aspect.

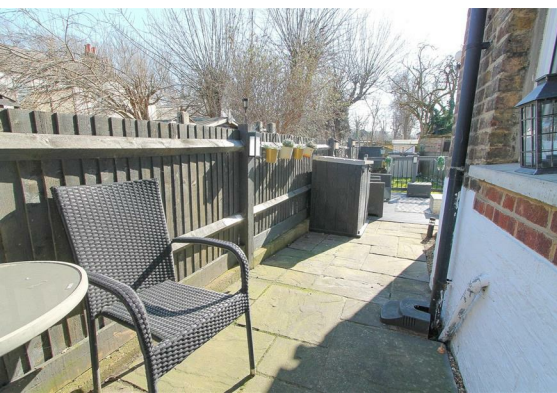
#### Rear garden (South Easterly aspect)

Approximately 75ft

Paved patio area leading to decking section and further lawn area, storage units, fence enclosed and gated side access.

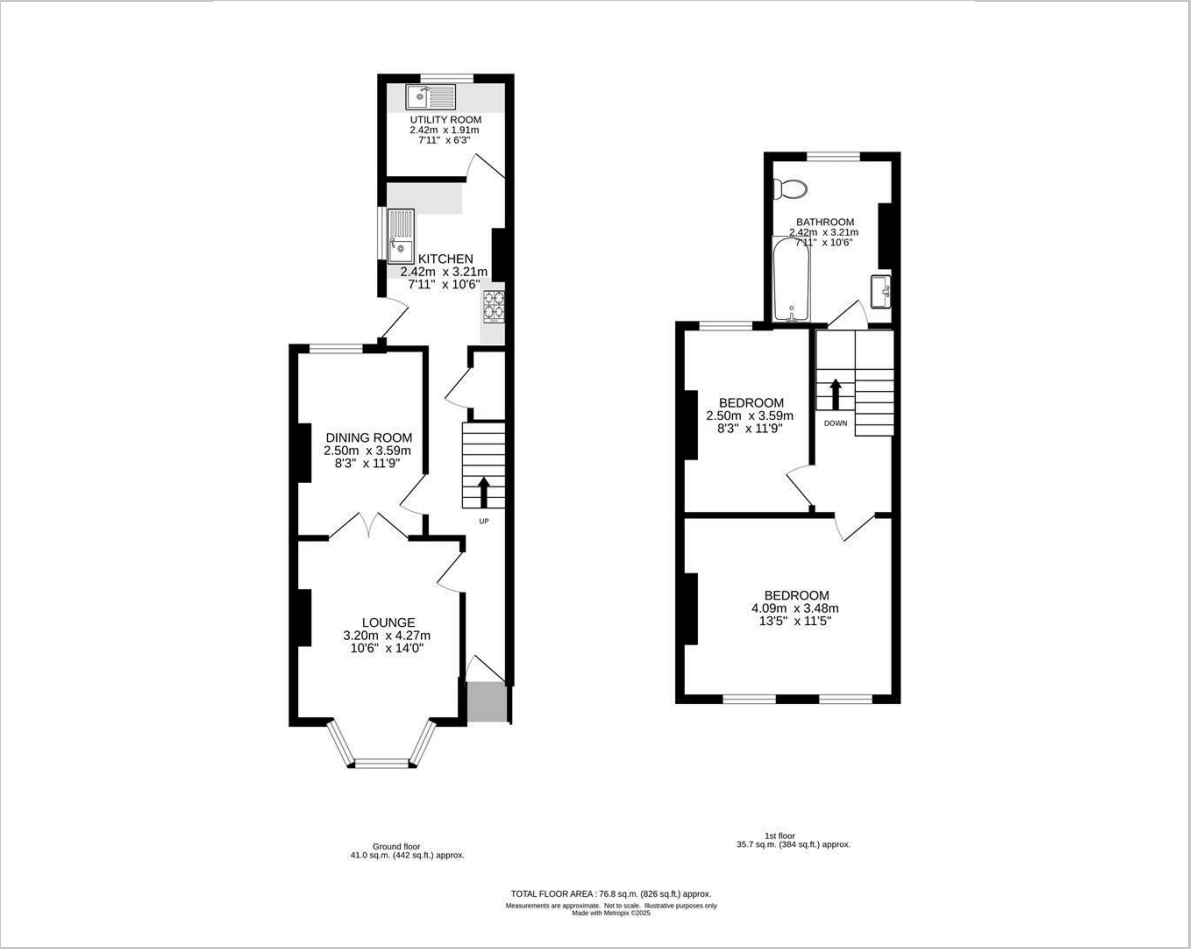
#### BUYER'S INFORMATION

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





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

