



5 Hinton Road
Wallington, SM69AU
Guide price £230,000



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Cromwells Wallington are pleased to offer this well presented one bedroom ground floor flat, sold with the benefit with no onward chain. This lovely apartment offers spacious room sizes, gas central heating, allocated parking and a long lease on completion.

Hinton Road is conveniently located in the heart of Wallington with easy access to Wallington High Street and all the facilities it has to offer. Wallington mainline train station is just a short walk away, plus numerous bus links serving Sutton, Croydon, Carshalton and Morden.

Accommodation

Security phone entry system, door into communal hallway. Front door into

Entrance Hall

Radiator, laminate flooring, security phone entry system, large storage cupboard.

Bedroom

Radiator, fitted carpet, double glazed window to side aspect

Bathroom

Three-piece suite comprising of bath with shower screen and chrome taps, thermostatic shower, pedestal wash handbasin with chrome mixer tap, WC, radiator, extractor fan, part tiled walls, tiled flooring, double glazed obscure window to side aspect.

Living Room

Radiator, double glazed full length





window to side aspect, laminate flooring.

Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor fan above, space for fridge, freezer and washing machine, wall mounted boiler, tiled splashback, tiled flooring, double glazed window to side aspect.

Outside

Well kept communal grounds, allocated residents parking.

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

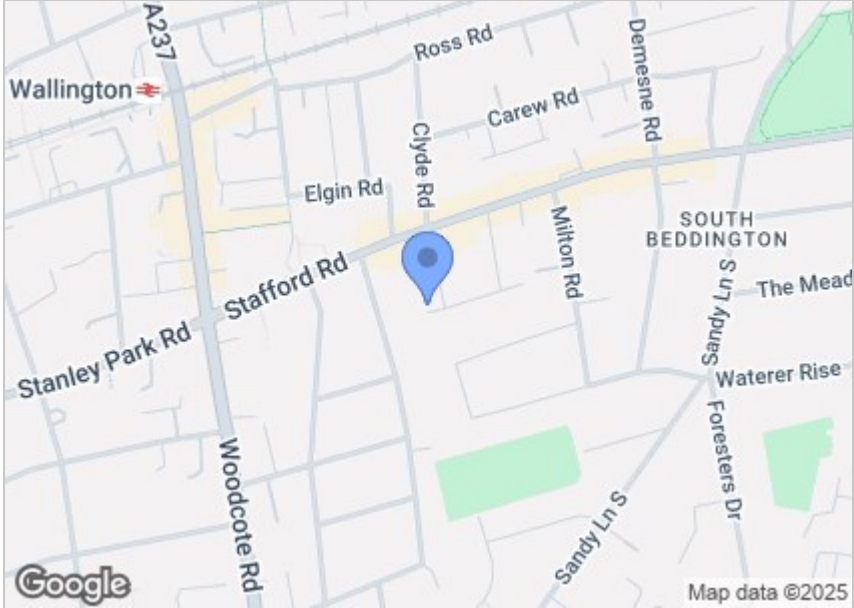


Viewing

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

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

