



5 Kingswood Way, Wallington, SM6 8PB

Guide price £550,000



Cromwells  
ESTATE AGENTS





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Cromwells Wallington are pleased to present this spacious three bedroom, two bathroom extended family home, situated on the popular Chase estate and close to excellent schools., transport links, local shops and amenities. NO ONWARD CHAIN

### Accommodation

Obscure double glazed entrance porch  
Tiled step, stained glass wooden front door to..

Entrance hall  
Obscure glazed window to front aspect, double panel radiator, under stairs storage cupboard, coved ceiling.

Lounge  
UPVC double glazed bay window to front aspect, double panel radiator, coved ceiling, fireplace with brick surround.

Dining area  
Open fireplace, coved ceiling, single panel radiator, double wooden doors to..

Breakfast room  
UPVC double glazed windows and doors to rear aspect, wood laminate flooring, coved ceiling, double panel radiators.

Downstairs wet room  
Consisting of thermostatic shower with floor drainer, vanity unit with wash hand basin and chrome mixer tap, low-level flush WC, tiled flooring, part tiled walls, double panel radiator, shaver point, obscure UPVC double glazed window to rear aspect.

Kitchen  
Range fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with extractor fan above, space for tall standing fridge/freezer, integrated oven/grill.

Utility area  
Space and plumbing for washing machine and tumble dryer, wall mounted boiler.

Downstairs WC  
Consisting of low-level flush WC and wash handbasin with chrome taps.

Stairs to 1st floor landing  
Obscure UPVC double glazed window to side aspect, dado rail, coved ceiling, loft access.

Bedroom one  
UPVC double glazed window to front aspect, double panel radiator, coved ceiling, built in wardrobe with sliding doors.

Bedroom two  
UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bedroom three  
UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bathroom  
Comprising panel enclosed bath with chrome mixer tap, vanity unit with wash hand basin and chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled walls, tiled flooring, obscure UPVC double glazed window to front aspect, coved ceiling.

Rear garden (Easterly aspect)  
Approximately 60ft  
Wooden decking area leading to lawn section with mature shrubs and flower beds bordering, wooden summer house and garden shed, outside power supply, outside tap, access to garage.

Garage at side  
Up/over door at front

### 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.















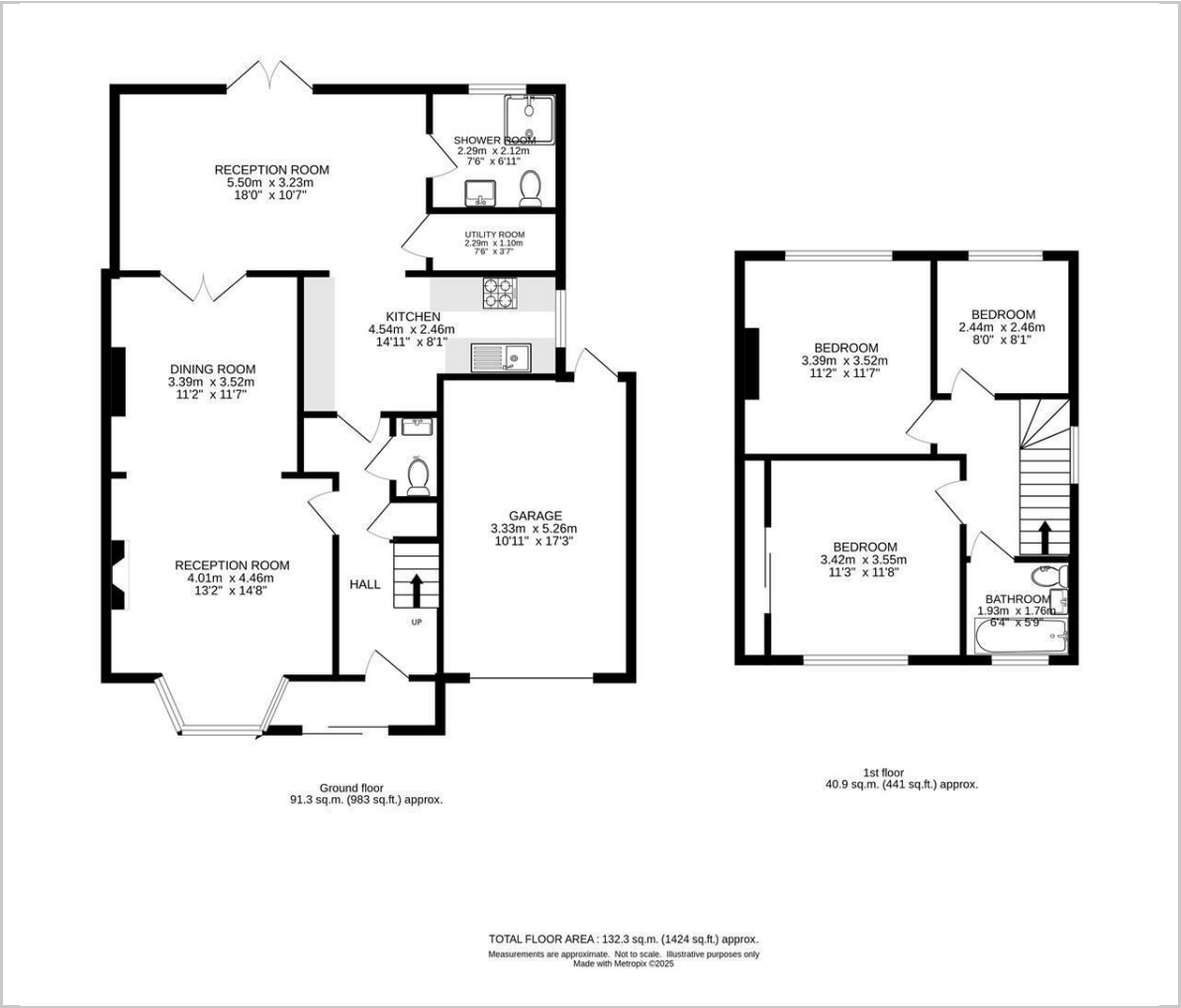








Floor Plan



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

