



143 Sandy Lane South, Wallington, SM6 9NP



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Guide price £975,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this deceptively spacious five bedroom, three bathroom, detached family home overlooking Woodcote Green. The property benefits from modern open plan living, versatile accommodation, a pretty rear garden and ample off street parking.

This is an ideal purchase for those looking to be close to local grammar schools, with Wilson’s Grammar and Wallington High School for Girls within easy walking distance. Wallington High Street is easily accessible with various shops and transport links close by, and Mellows Park provides local green space to enjoy.

Accommodation
UPVC double glazed entrance porch
Tiled step, obscure double glazed composite front door to..

Entrance hall
Tiled flooring, covered radiator, under stairs storage cupboard, wall mounted thermostat, coved ceiling.

Lounge
UPVC double glazed windows and doors to rear aspect and window at side, double panelled radiator and covered radiator, coved ceiling, open plan to..

Dining room
UPVC double glazed a window to front aspect, wood flooring, double panel radiator, decorative coved ceiling.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, granite roll top work surfaces with inlaid stainless steel sink and chrome mixer tap with boiling water , inlaid gas hob with oven/grill below and extractor fan above, further oven at side, space and plumbing for two dishwashers, space for American style fridge/freezer, tile splash back, UPVC double glazed windows and door to rear aspect, double panel radiator.

Utility room
Fitted wall units with cupboard space below, roll top worksurface with stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, tiled flooring, extractor fan, single panel radiator, UPVC double glazed door to side aspect.

Downstairs bedroom
UPVC double glazed windows to front side and rear aspects, double panel radiator, picture rail.

Downstairs bathroom
Spacious four piece suite consisting of tiled cubicle with thermostatic shower, panel enclosed bath with Victorian style chrome mixer tap and shower attachment, vanity unit with chrome taps and storage cupboards below, low-level flush WC, heated chrome towel rail and covered radiator, obscure UPVC double glazed windows to front and side aspects, tiled flooring.

Stairs to 1st floor landing

Bedroom one
UPVC double glazed windows to side and rear aspects, double panel radiator, walk-in dressing room with hanging rails, coved ceiling.

Ensuite bathroom
Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap with storage cupboard below, low-level push button flush WC, heated chrome towel rail, part tiled walls, tiled flooring with underfloor heating, Velux window to side aspect, extractor fan.

Bedroom two
UPVC double glazed bay window to rear aspect, double panel radiator, loft access.

Bedroom three
UPVC double glazed windows to side aspect, single panel radiator, coved ceiling, large built-in wardrobe and eaves storage.

Bedroom four
UPVC double glazed window to front aspect, double panel radiator, access to eaves storage.

Family Bathroom
Modern suite comprising panel enclosed bath with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level pushbutton flush WC, heated chrome towel rail, tiled flooring with underfloor heating, part tiled walls, extractor fan.

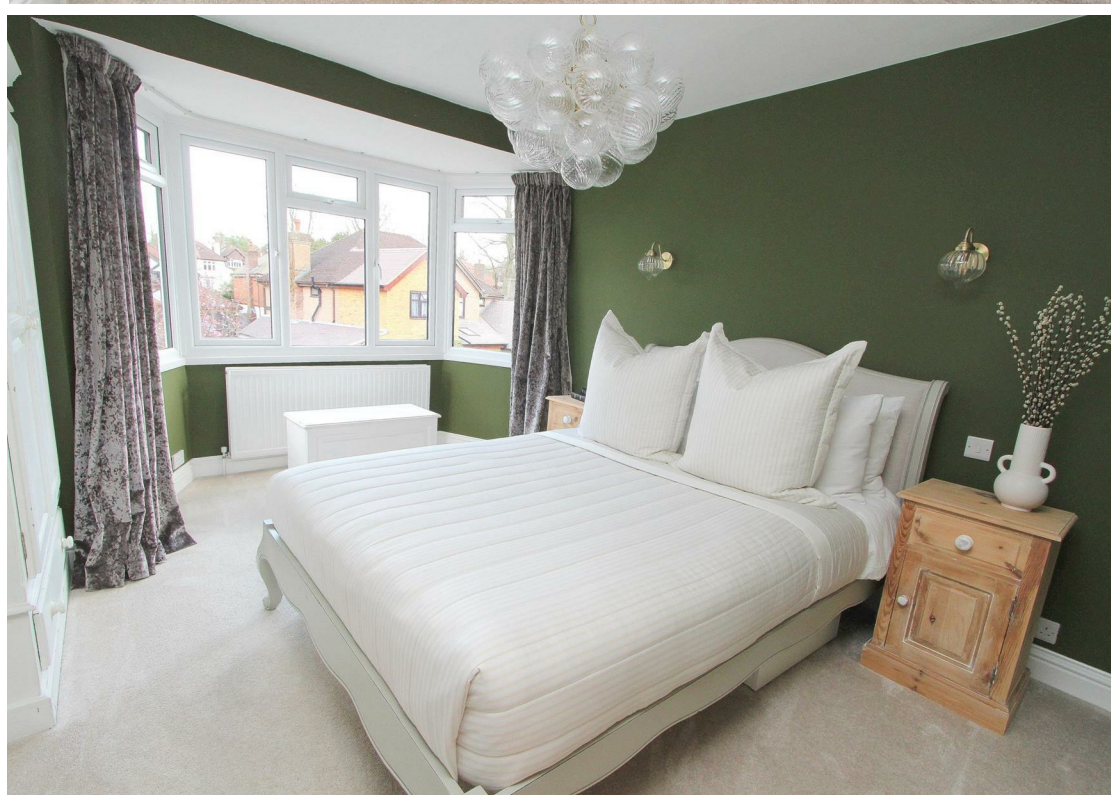
Rear garden (Easterly aspect)
Large patio area with sheltered barbecue space, wooden pergola with further seating area and footpath to rear, garden shed, gated side access, fence enclosed.

Front
Paved driveway providing off street parking for several vehicles.

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

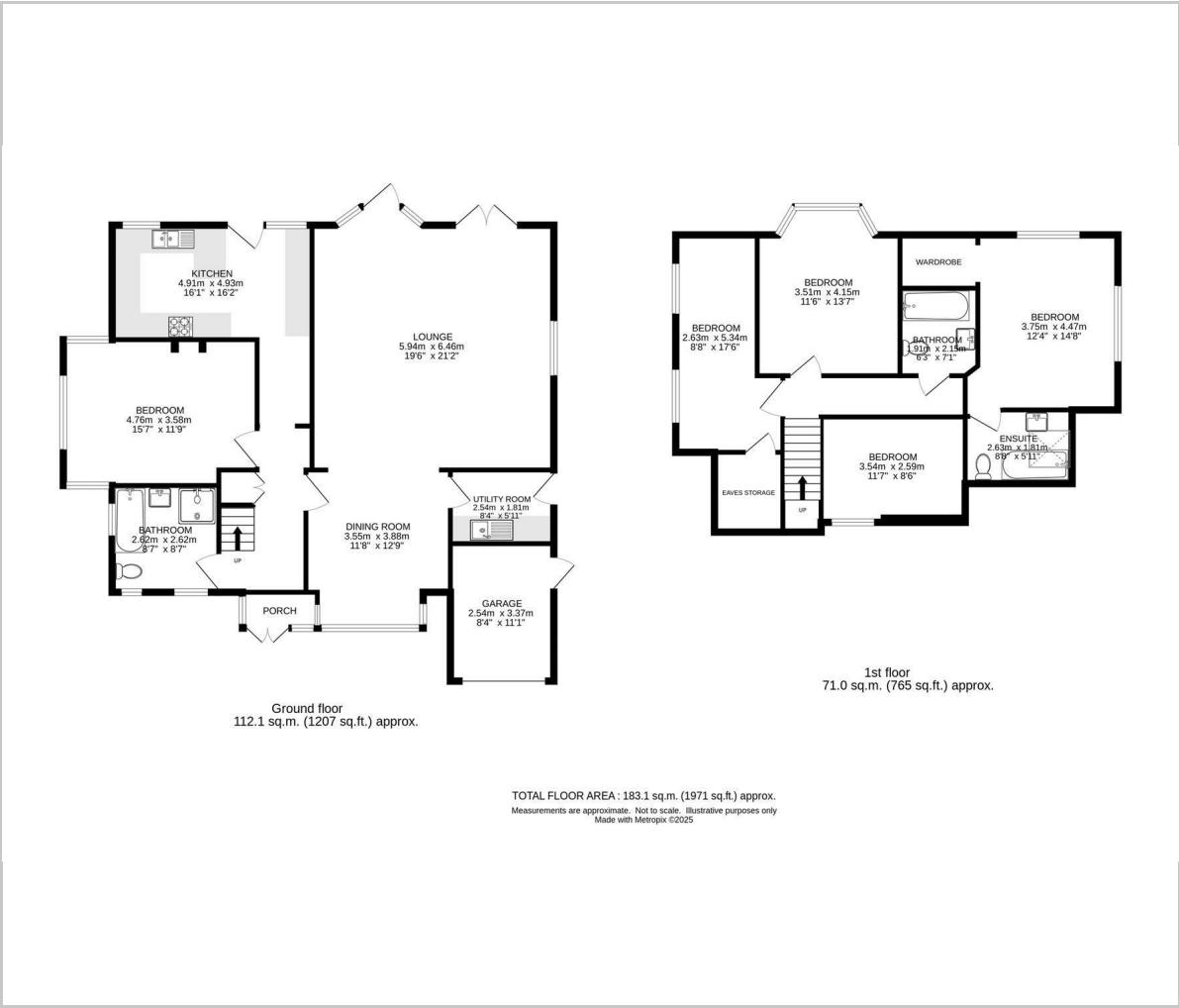








Floor Plan

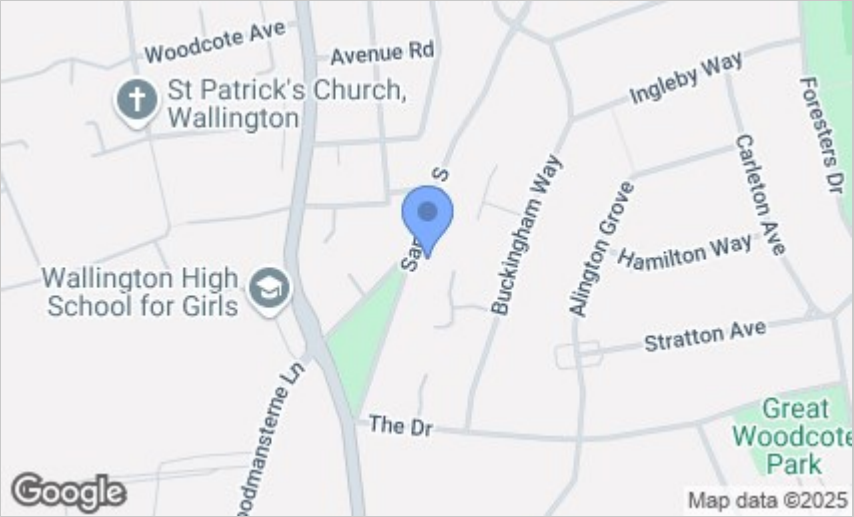


Viewing

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

