



88 Corbet Close, Wallington, SM6 7AR



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Offers over £550,000

Cromwells
ESTATE AGENTS



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SIMPLY STUNNING!!! Cromwells Wallington are delighted to offer this immaculately presented three double bedroom family home with a fully equipped garden office and a garage. The property benefits from a 16ft lounge, an open plan kitchen/diner, a downstairs shower room and WC and residents parking. It has been fully renovated in 2023, including new wiring, heating and plumbing, with a professionally designed interior.

The property is located in a desirable cul-de-sac and surrounded by green spaces, including Beddington Park, Grove Park and the River Wandle Trail.

Hackbridge, Carshalton & Wallington are all within walking distance and offer a great range of shops, restaurants and local amenities, as well as being 0.2 miles from Hackbridge train station which has links into London Victoria, Farringdon, Clapham Junction & Kings Cross.

For primary schools, Hackbridge Primary School is within 0.1 mile and Culvers House Primary School is 0.3 miles away. It is also in the catchment area of several highly-rated grammar schools.



Accommodation

Covered entrance

UPVC double glazed front door to..

Spacious entrance hall

Solid oak flooring, Georgian style paneling.

Lounge

UPVC double glazed bay window to front aspect, solid oak flooring, modern radiator,

Kitchen/diner

Modern range of fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid sink and chrome mixer tap, inset induction hob with extractor fan above and oven/grill below, integrated microwave, solid oak flooring, modern radiator, large storage cupboards (one housing heating system) feature skylight, UPVC double glazed doors to rear aspect.

Downstairs shower room

Luxury suite, consisting of tiled cubicle, with thermostatic shower, wash hand basin with chrome mixer tap, WC with integrated bidet,





shaver point, part tiled walls, extractor fan, modern dual fuel towel rail.

Stairs to 1st floor landing

Bedroom one

UPVC double glazed window to front aspect, modern radiator.

Bedroom two

UPVC double glazed window to front aspect, modern radiator.

Bedroom three

UPVC double glazed window to rear aspect, modern radiator.

Bathroom

Luxury four piece suite comprising tiled enclosed bath with mixer tap and shower attachment, tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage below, WC with integrated bidet, part tiled walls, decorative tiled flooring, extractor fan, modern dual fuel towel rail, obscure UPVC double glazed window to rear aspect.

Rear garden

Paved patio area, leading to lawn section, with footpath to rear, new composite fence enclosed, rear access. Detached Office/ summer house suitable for year-round use with power, ethernet wiring and underfloor heating.

Front:

Large front lawn, well kept grounds and resident parking
Detached garage with a new door, new roof and a parking space in 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

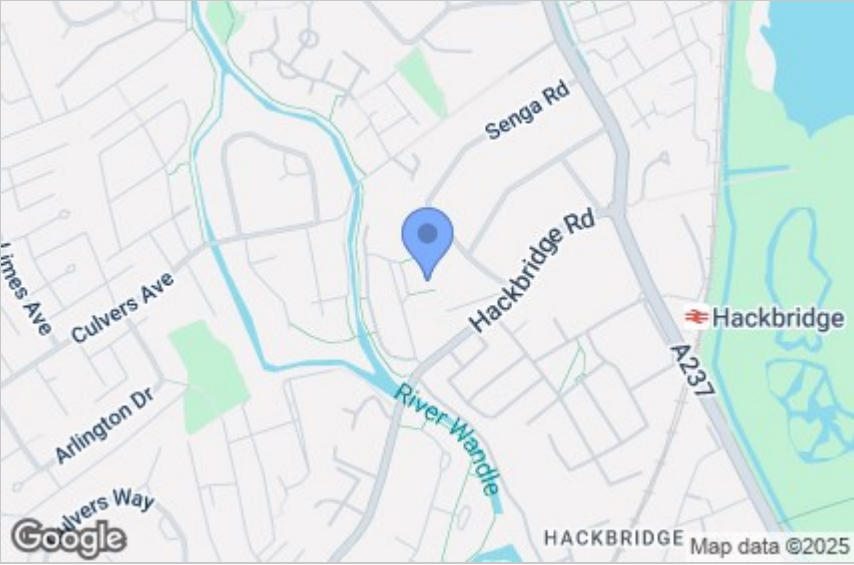


Viewing

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

