



47 Bute Gardens West, Wallington, Surrey, SM6 8SP



Guide price £750,000

Cromwells  
ESTATE AGENTS





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| 47 Bute Gardens West, Wallington, SM6 8SP  |   |
| Cromwells Wallington are delighted to offer this spacious four bedroom, two bathroom extended family home. The property benefits from modern open plan living, a downstairs WC, a beautiful South facing rear garden and ample off street parking.   |   |
| The property is well positioned for good local primary and secondary schools, and Wallington town centre and train station are only a short walk away offering easy access to local shops, transport links and amenities.  |   |
| Accommodation<br>UPVC double glazed doors to..   | window to rear aspect.  |
| Entrance porch<br>Quarry tiled step, wall light, obscure part glazed wooden front door to..  | Separate WC<br>Consisting of low-level push button flush WC and obscure UPVC double glazed window to side aspect.   |
| Spacious entrance hall<br>Wood flooring, obscure leaded light windows to front aspect, covered radiator, plate rack, under stairs storage cupboard.  | Stairs to 2nd floor<br>UPVC double glazed window to side aspect.  |
| Lounge<br>UPVC double glazed window to front aspect and port hole window at side, gas fireplace with granite hearth, covered radiator, coved ceiling, picture rail, wood flooring.   | Main bedroom<br>Velux windows to front aspect and UPVC double glazed doors to rear Juliet balcony, eaves storage, two double panel radiators.   |
| Family room<br>Covered radiator, feature cast iron fireplace, wood flooring, picture, coved ceiling, open plan to..  | Ensuite bathroom<br>Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, shaver point, part tiled walls, of obscure UPVC double glazed window to rear aspect.  |
| Kitchen/diner<br>Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and mixer tap, integrated dishwasher, inlaid induction hob with extractor fan above and oven/grill below, space for American style fridge/freezer, space and plumbing for washing machine and tumble dryer, three Velux windows, double glazed bi folding doors to rear aspect, wood flooring. | Rear garden (South facing)<br>Approximately 125ft<br>Large paved patio area and shingled stones with walkway leading to lawn section, fish pond, garden shed and brick built storage units, fence enclosed, gated side access, outside tap and power supply.  |
| Downstairs WC<br>Consisting of low-level push button flush WC and wash hand basin with chrome mixer tap.   | Front<br>Block paved driveway providing off street parking.   |
| Stairs to 1st floor landing<br>Obscure UPVC double glazed window to side aspect, picture rail.   |   |
| Bedroom two<br>UPVC double glazed window to front aspect, fitted wardrobes, wood flooring, picture rail, single panel radiator.  | BUYER’S INFORMATION<br>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 |
| Bedroom three<br>UPVC double window to rear aspect, wood flooring, built-in wardrobe, covered radiator.  |   |
| Bedroom four<br>UPVC double glazed bay window to front aspect, single panel radiator, picture rail.  |   |
| Bathroom<br>Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, pedestal wash hand basin with chrome mixer tap, tiled effect flooring, part tiled walls, extractor fan, coved ceiling, obscure UPVC double glazed  |   |











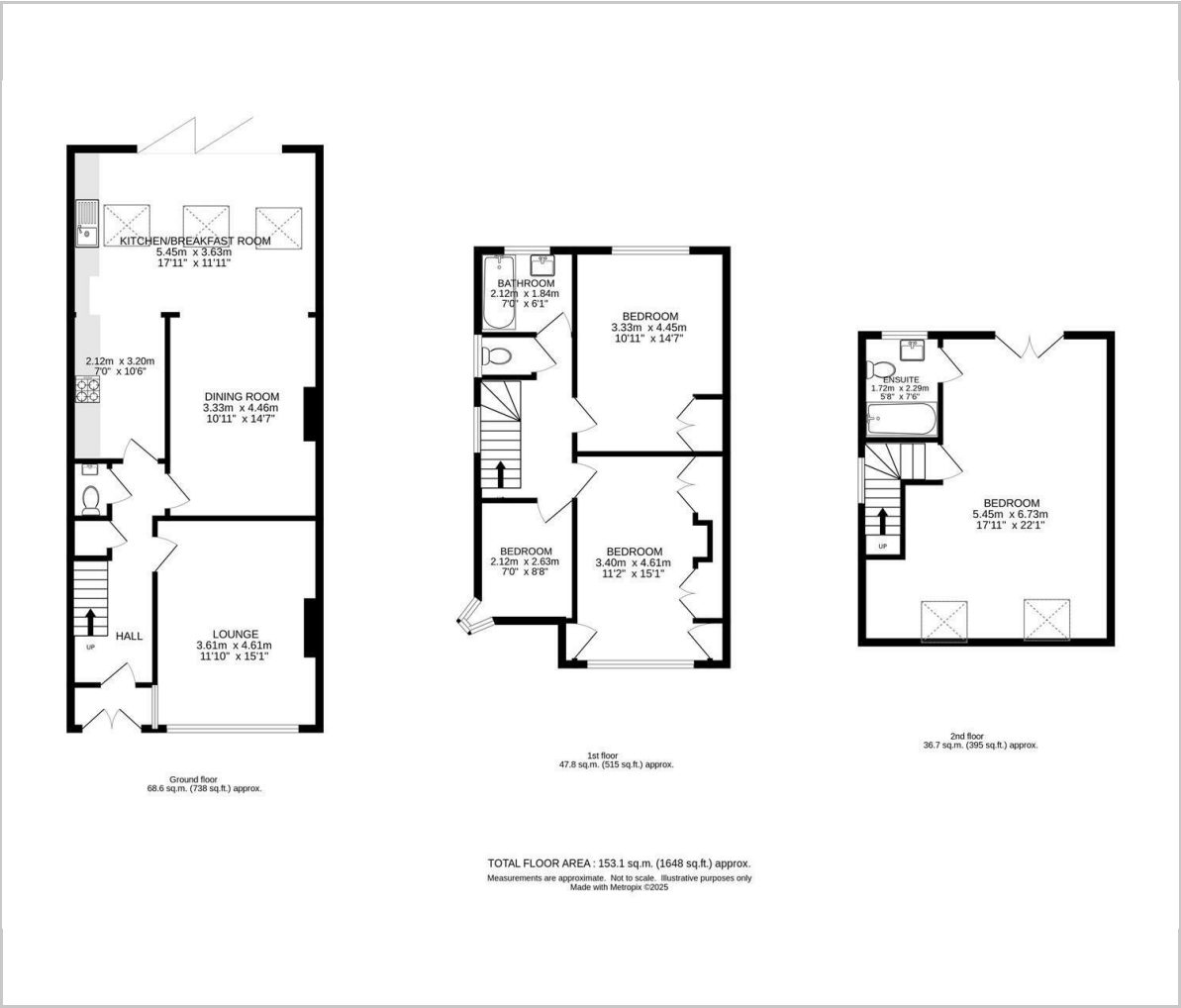








Floor Plan

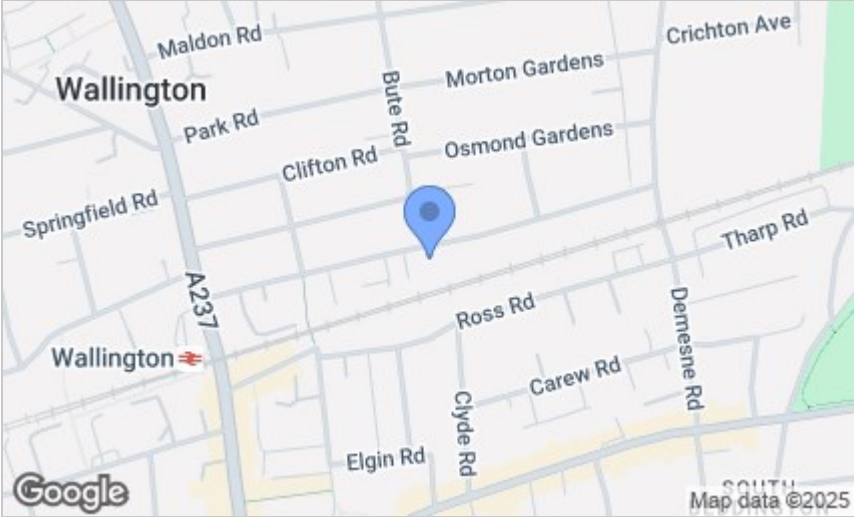


Viewing

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

