



5 Westcroft Road, Wallington, SM6 7HY



Offers over £580,000

Cromwells
ESTATE AGENTS



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Nestled on the charming Westcroft Road in Wallington, this delightful terraced house offers a perfect blend of character and modern living. With three well-proportioned double bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

Throughout the property, you will be greeted by the elegance of period features that add a touch of charm to the home. The modern kitchen is a highlight, equipped with contemporary fittings that make cooking a pleasure. Additionally, the luxury bathroom enhances the overall appeal, offering a serene space to unwind after a long day. With two bathrooms, this property ensures convenience for busy households. The combination of traditional character and modern amenities makes this home a truly special find in the heart of Wallington.

Westcroft Road is perfectly located for easy access to both Wallington and Carshalton High Street, with a wide variety of shops, cafes and amenities nearby. Both Beddington Park and The Grove are lovely green spaces which are within easy walking distance. This is a great purchase for those looking to be close to transport links, with Wallington mainline train station only a short walk away with its great links into central London, plus local bus routes serving Sutton, Purley, Morden and Tooting. Come and experience the warmth and elegance of this lovely home for yourself.

Accommodation
Double glazed composite front door into....

Entrance Hall
Built in cupboards, parquet flooring.

Lounge
Fireplace with log burner, parquet flooring, double glazed sash window to front aspect.

Dining Room
Cast iron fireplace, radiator, parquet flooring, double glazed UPVC French doors opening out to garden, under stairs storage cupboard.

Kitchen
Range of modern fitted kitchen units and drawers, solid worksurface, inset 'Franke' sink with chrome mixer tap, integrated 'Bosch' oven, gas hob, space for dishwasher, washing machine and tumble dryer, space for tall fridge/freezer, Metro tiled splashback, tiled flooring, double glazed windows to side and rear aspect, double glazed UPVC door leading out to garden.

Stairs to first floor landing

Bedroom One
Double glazed sash windows to front aspect, storage cupboard, laminate flooring.

Bedroom Two
Double glazed sash window to rear aspect, radiator, laminate flooring, built in cupboard, door into

Bathroom
Luxury bathroom suite comprising freestanding roll top clawfoot bath tub with Victorian style chrome mixer tap

and hand shower attachment, WC, pedestal wash hand basin with Victorian style chrome taps, WC, tiled shower cubicle, thermostatic shower, laminate flooring, radiator, built in cupboard housing boiler, double glazed obscure sash window to rear aspect.

Stairs to 2nd floor

Bedroom Three
Radiator, laminate flooring, eaves storage cupboards, skylight windows to rear aspect, double glazed window to front aspect, door into

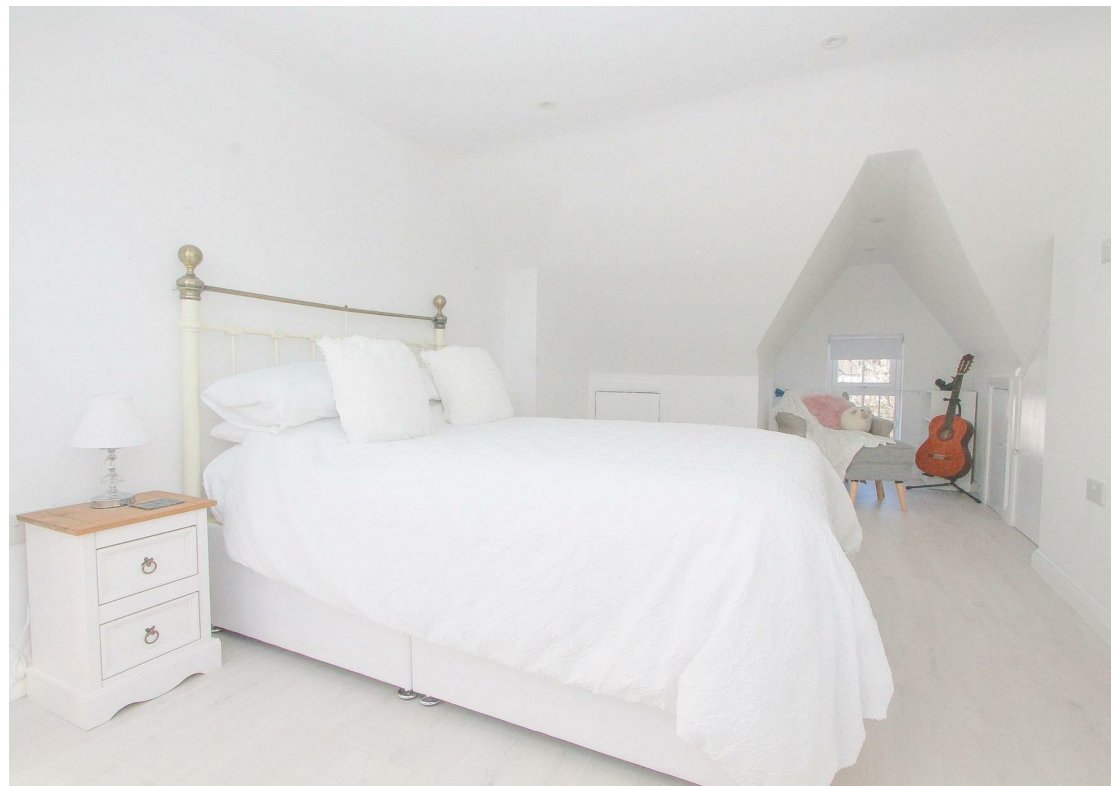
En-Suite Shower Room
Tiled shower cubicle with sliding door, thermostatic shower with rain shower head and hand shower attachment, wall mounted wash hand basin with Victorian style chrome taps, WC, laminate flooring, skylight window, extractor fan.

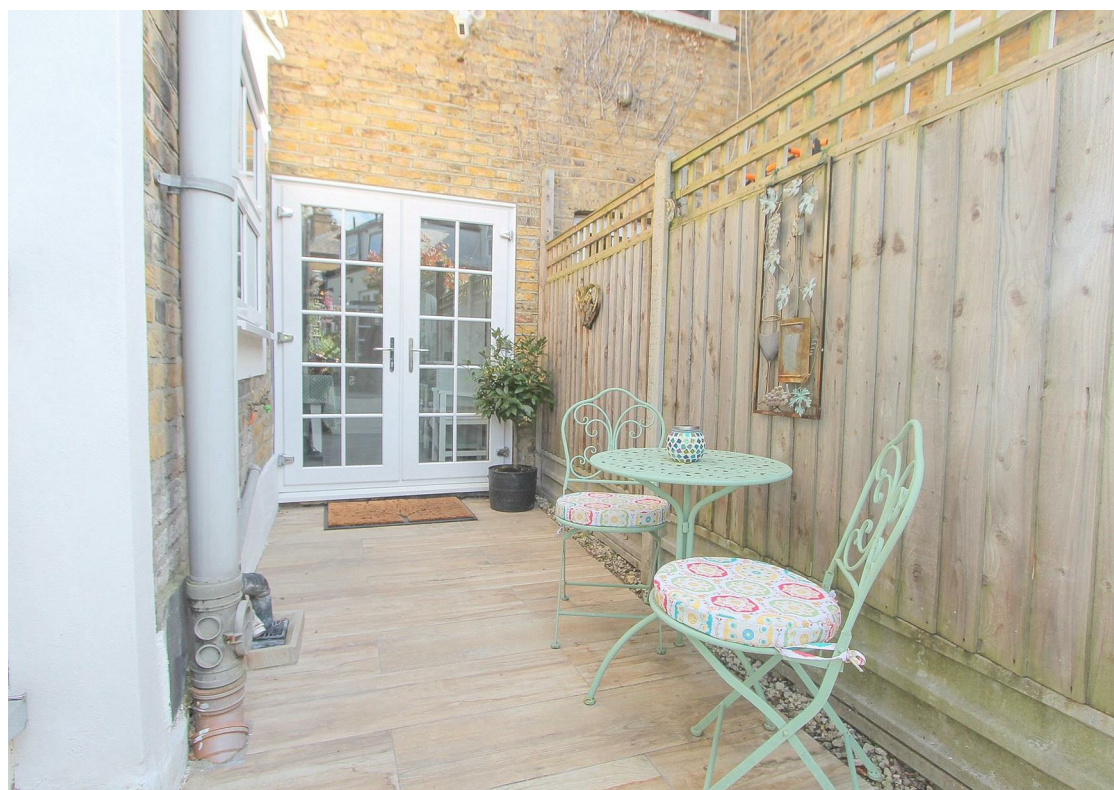
Rear Garden
Beautifully maintained garden with paved patio areas and space for garden furniture, gate providing rear access.

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

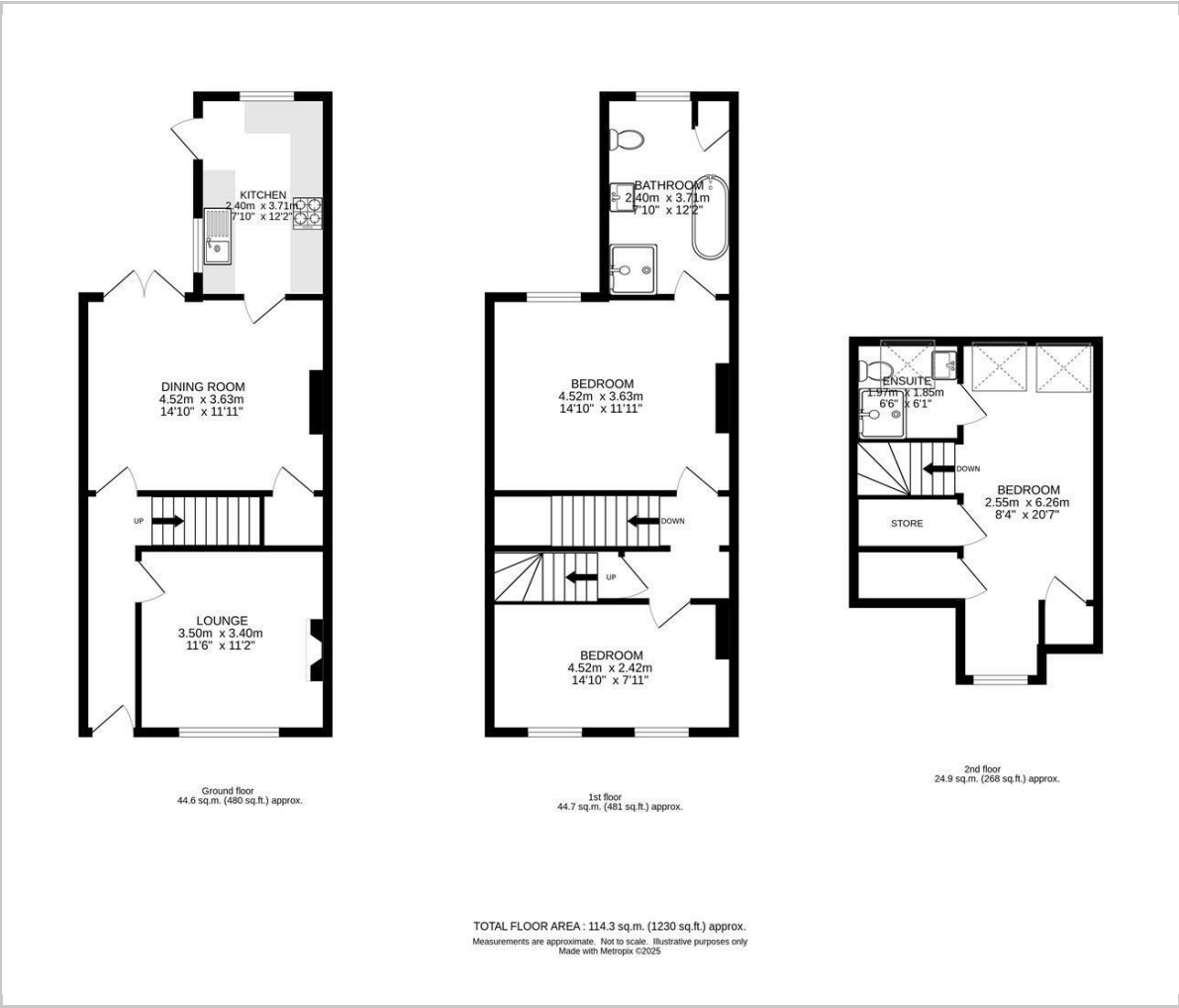








Floor Plan

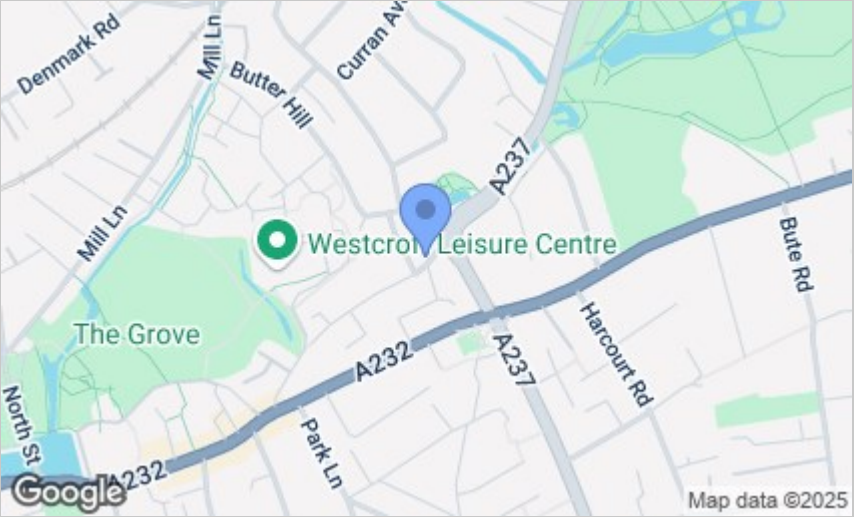


Viewing

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

