



9 Amberwood Close, Wallington, SM6 8QH



Guide price £550,000

Cromwells
ESTATE AGENTS



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*** NO ONWARD CHAIN*** Nestled in the charming cul-de-sac of Amberwood Close, Wallington, this delightful end-terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a primary suite featuring an en suite shower, this property is ideal for families or those seeking extra space.

The heart of the home is undoubtedly the spacious kitchen diner, which boasts French doors that open out to a lovely garden, creating a seamless connection between indoor and outdoor living. This feature is perfect for entertaining guests or enjoying a quiet morning coffee in the fresh air. Additionally, the property benefits from a convenient downstairs WC, enhancing the practicality of everyday living.

For those with vehicles, the house comes with two dedicated parking spaces, a valuable asset in this sought-after area. The location itself is highly desirable, being well placed for highly sought after schools including Wilsons Grammar School, Wallington County Grammar, Wallington Girls and Highview Primary School. For those looking to be close to transport links, both Wallington and Waddon mainline train station are within walking distance with additional bus links available serving Wallington, Morden, Carshalton and Croydon nearby. Do not miss the chance to make this lovely house your new home.





Accommodation

Front door into....

Entrance Lobby

Radiator, laminate flooring

Downstairs WC

Corner wash hand basin with chrome taps, WC, laminate flooring, radiator, double glaze obscure window to front aspect.

Living Room

Radiator, laminate flooring, double glazed window to front aspect

Kitchen Diner

Kitchen Area

Range of fitted kitchen units and drawers with laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven, gas hob, and extractor fan above, space for fridge, freezer, washing machine, and dishwasher, cupboard housing 'Potterton' boiler, tiled splashback, tiled floor, double glazed window to rear aspect.

Dining Area

Radiator, laminate flooring, double glazed French doors opening out to garden

Stairs to 1st floor landing

Fitted carpet, airing cupboard housing water tank, loft access (with pull down ladder, insulated and boarded for storage)

Bedroom One

Radiator, fitted carpet, double glazed window to front aspect, built in wardrobe,

En-suite shower with wash handbasin, radiator and shaver point.

Bedroom Two

Built-in wardrobes, radiator, fitted carpet, double glazed window to rear aspect

Bedroom Three

Radiator, fitted carpet, double glazed window to front aspect

Bathroom

Panel enclosed bath with chrome mixer tap and hand shower attachment, pedestal wash handbasin with chrome taps, WC, radiator, part tiled walls, vinyl flooring, double glazed window to rear aspect

Outside

Rear Garden

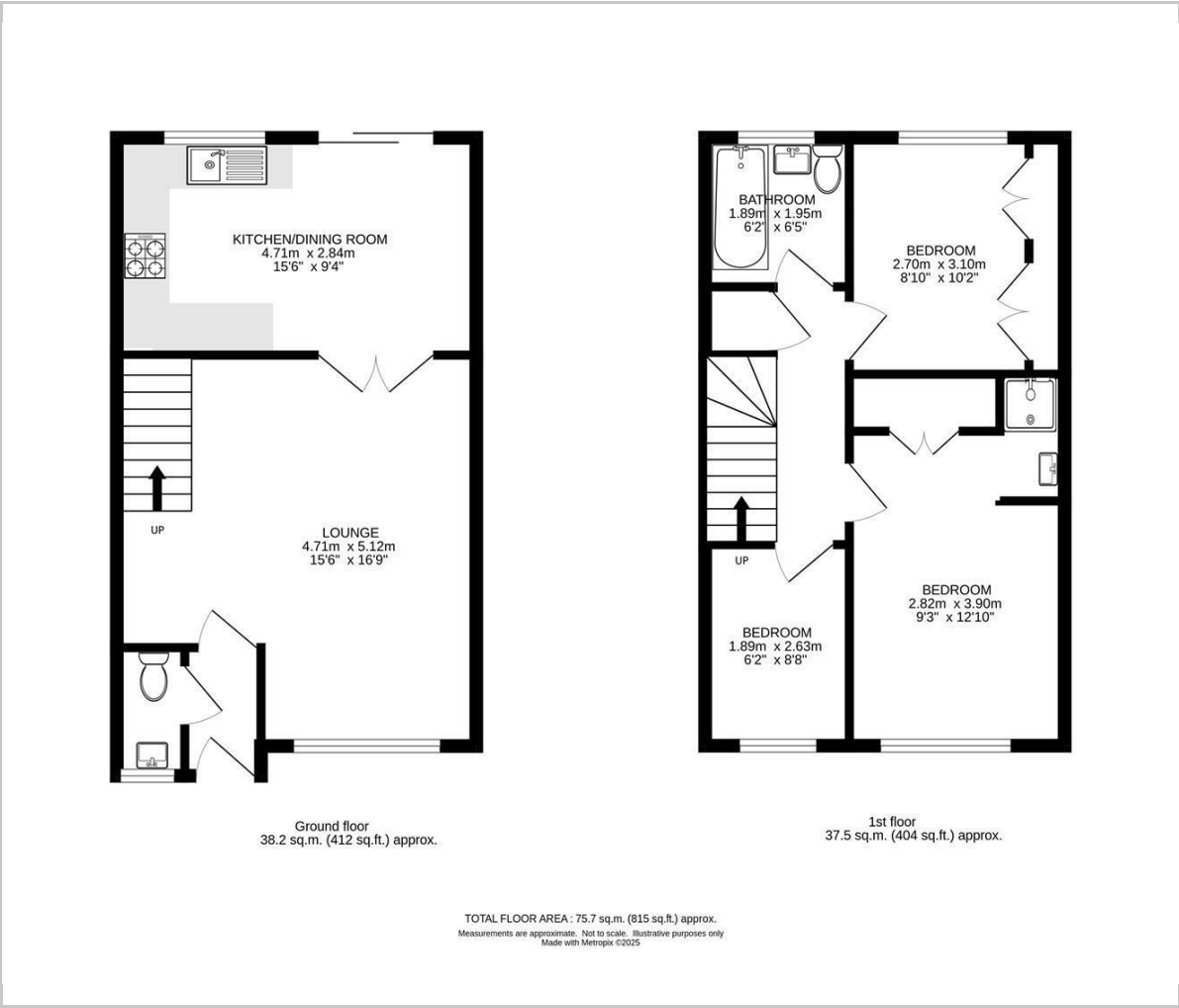
Well maintained garden with large paved patio area, lawn section, borders with shrubs and flowers, garden shed, outside tap and power socket, side access.

Two allocated parking spaces to the 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

