



5 Lodge Road, Wallington, SM6 0TZ



Offers over £475,000

Cromwells
ESTATE AGENTS



5 Lodge Road

Wallington, SM6 0TZ

NO ONWARD CHAIN Cromwells Wallington are delighted to present this charming two bedroom house with additional loft room, which is superbly presented throughout and perfect for those looking for something to move straight into! This wonderful property is full of character and offers a perfect mix of period charm with modern additions. There is an open plan living dining room which creates a lovely social space to relax and entertain, a contemporary kitchen and bathroom, two good sized bedrooms and a spacious loft room that is currently utilised as a double bedroom.

Lodge 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 and Carshalton mainline train stations only a short walk away with their great links into central London, plus local bus routes serving Sutton, Purley, Morden and Tooting.





Accommodation

Sheltered entrance, front door into...

Entrance Hall

Oak flooring, radiator .

Open plan Living Dining Room

Living Area

Oak flooring, large under stairs storage cupboard, modern vertical radiator, double glazed French doors opening out to garden

Dining Area

Double glazed windows to front aspect with bespoke fitted shutters, cast-iron feature fireplace, oak flooring, radiator.

Kitchen

Range of modern gloss fitted kitchen units and drawers, wood worktops, inset 1 1/2 bowl ceramic sink with chrome mixer tap, integrated oven and gas hob with extractor hood above , space for tall fridge freezer and washing machine, radiator, double glazed windows to side and rear aspect, tiled flooring, double glazed patio door leading out to garden.

Stairs to 1st floor landing

Bedroom One

Double glazed window to front aspect with bespoke fitted shutters, radiator, built-in wardrobes, laminate flooring, walk in wardrobe space.

Bedroom Two

Radiator, laminate flooring, window to rear aspect

Bathroom

Luxury bathroom suite comprising freestanding bathtub with chrome mixer tap and hand shower attachment, vanity wash hand basin with chrome mixer tap and storage below, corner shower cubicle with sliding doors, thermostatic shower with rain showerhead, WC, heated chrome towel rail, radiator, double glazed obscure window to rear aspect with bespoke fitted shutters, tiled flooring

Stairs to 2nd floor Loft Room

Eaves storage cupboards, fitted carpet, radiator, Velux window.

Outside

Rear Garden

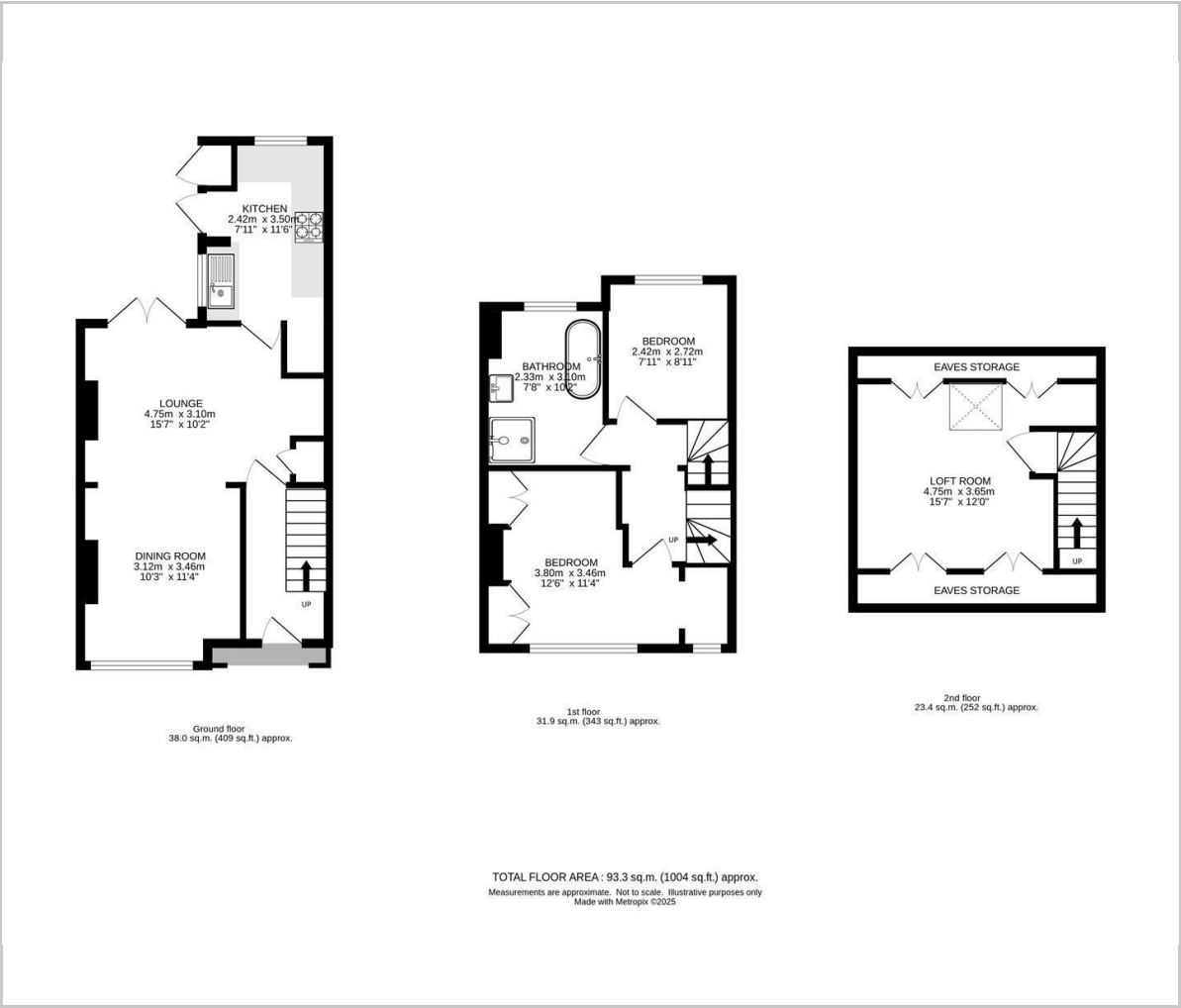
Decked and paved patio areas, cupboard housing boiler, large bespoke timber built garden shed with two separate areas for storage

Free street parking on a first come first served basis.

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

