



78 Sandy Lane South, Wallington, Surrey, SM6 9RQ



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Offers over £700,000

Cromwells  
ESTATE AGENTS





# 78 Sandy Lane South, Wallington, SM6 9RQ

Cromwells Wallington are delighted to offer this charming four bedroom semi detached family home. This well presented family house offers spacious living accommodation including, a large entrance hall, two spacious reception rooms and a 24ft fitted kitchen with utility area and WC. Upstairs there are four good size bedrooms (three being doubles) and a modern bathroom. The beautiful rear garden has been landscaped by the current owners and at the front there is off street parking for two cars.

This is an ideal purchase for those looking to be close to local grammar schools, with Wilson’s Grammar and Wallington High School for Girls within easy walking distance. Wallington High Street is easily accessible with various shops and transport links close by, and Mellows Park provides local green space to enjoy.

Accommodation  
Obscure UPVC double glazed front door to..

Entrance vestibule  
UPVC double glazed window to front aspect, single panel radiator, Karndeian flooring, glazed double wooden doors to..

Spacious entrance hall  
Double panel radiator, wall mounted digital thermostat, large under stairs storage cupboard.

Lounge  
UPVC double glazed full length windows and door leading to rear aspect, double panel radiator, feature cast iron fireplace, picture rail, coved ceiling and ceiling rose.

Dining room  
UPVC double glazed bay window to front aspect, single panel radiator, feature cast iron fireplace (electric), Amtico flooring.

Kitchen  
Range fitted wooden wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, space for cooker with extractor fan above, space for tall standing fridge/freezer, integrated dishwasher, washing machine and tumble dryer, Karndeian flooring, double panel radiator, UPVC double glazed windows to side and rear aspects and door leading to garden.

Downstairs WC  
Consisting of low-level push button flush WC, wash handbasin with chrome mixer tap and storage cupboard below, single panel radiator, Karndeian flooring, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing  
UPVC double glazed stained glass window to side aspect, loft access with pulldown ladder, large storage cupboard.

Bedroom one  
UPVC double glazed windows and door to front private balcony, double panel radiator, fitted wardrobes, coved ceiling.

Bedroom two  
UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobes and dressing/desk area, coved ceiling.

Bedroom three  
UPVC double glazed window to rear aspect, double panel radiator, coved ceiling.

Bedroom four  
UPVC double glazed window to front aspect, single panel radiator, coved ceiling.

Bathroom  
Modern three-piece suite comprising panel enclosed bath with chrome taps and thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, heated chrome towel rail, wood effect flooring, obscure UPVC double glazed windows to side aspect.

Rear garden - approximately 65ft  
Large paved patio area with footpath leading to rear, lawn section with well stocked flowerbeds bordering with an abundance of

plants trees and wisteria, outside tap, garden shed, fence enclosed, gated side access.

Front  
Block paved driveway providing off street parking for two vehicles with raised flowerbeds and brick wall border.

LOUNGE 13' 0" x 12' 8" (3.96m x 3.86m)

DINING ROOM 15' 5" x 13' 5" (4.7m x 4.09m)

KITCHEN 24' 1" x 8' 10" (7.34m x 2.69m)

UTILITY AREA/WC

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1 13' 1" x 12' 6" (3.99m x 3.81m)

BEDROOM 2 13' 1" x 12' 6" (3.99m x 3.81m)

BEDROOM 3 10' 0" x 8' 10" (3.05m x 2.69m)

BEDROOM 4 8' 0" x 7' 10" (2.44m x 2.39m)

BATHROOM

LANDSCAPED REAR GARDEN

OFF STREET PARKING

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





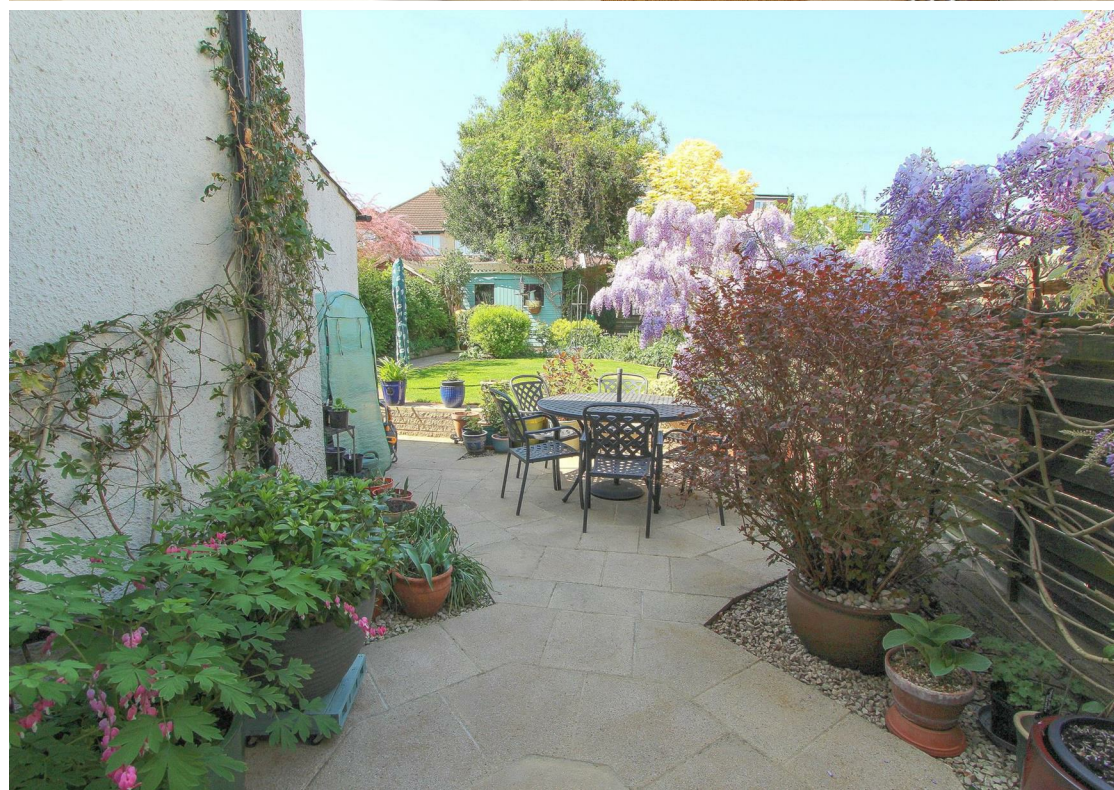






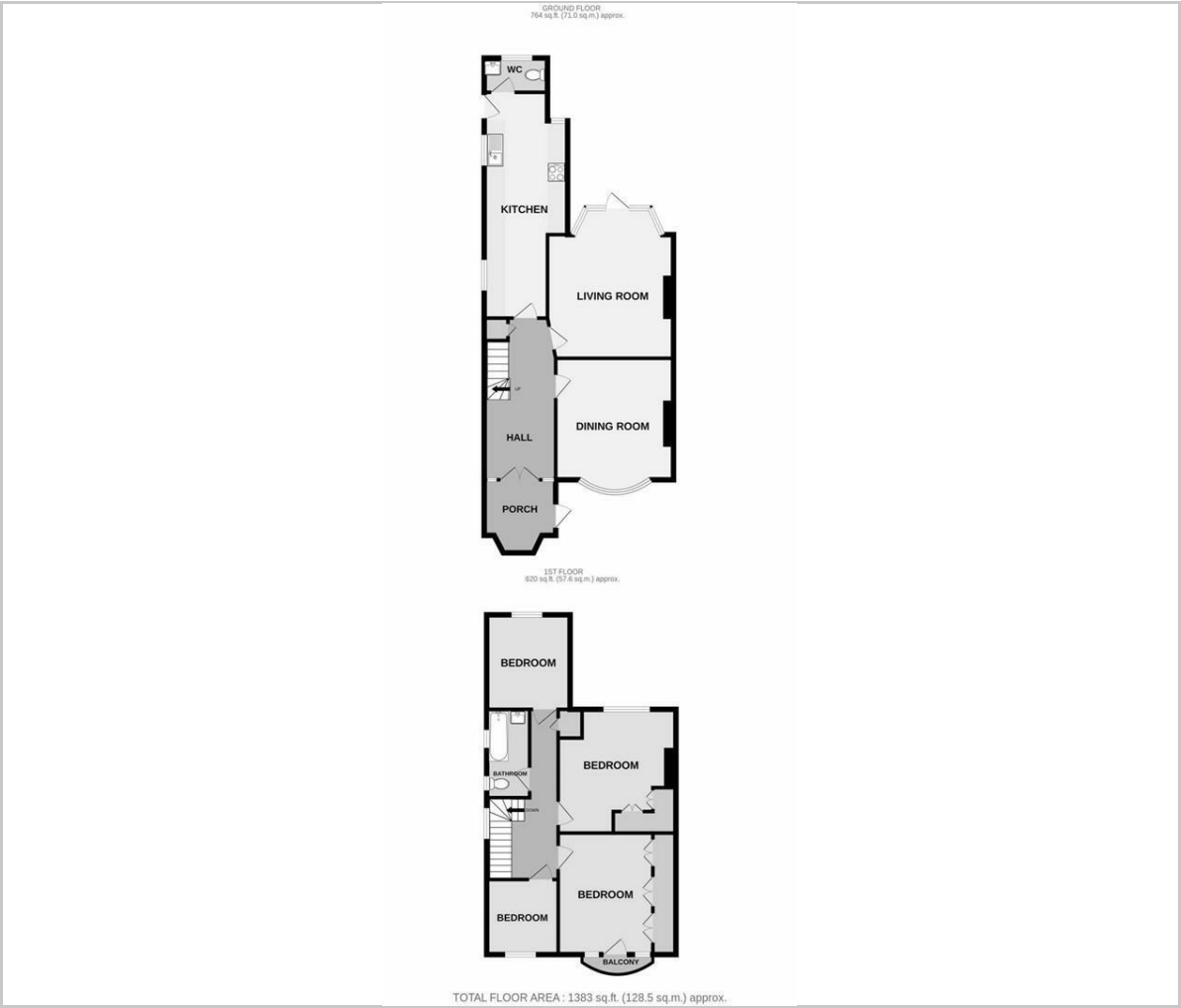








Floor Plan



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

