



63a Wandle Road, Wallington, Surrey, SM6 7EQ



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Guide price £500,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this unique modern detached eco-home. Viewing highly recommended to appreciate the quality of its design and specification.

Completed in 2018, the property benefits from a highly insulated structure, triple glazed windows and the latest construction technologies, included underfloor heating, solar PV panels, an air source heat pump (for heating and hot water) and home battery system. Run purely on electricity, the home offers the potential for energy bills at or near zero.

Triple aspect glazing captures the natural light throughout the day give a light and spacious feel to every room including the ground floor open plan living space. The home is fitted out to a high standard including a solid ash staircase with glazed balustrading and solid ash doors, skirtings and architraves.

A contemporary kitchen and shower room are on the ground floor. Upstairs there are two well-proportioned double bedrooms with walk in wardrobes and large apex windows bringing lots of natural light into both rooms. Outside there is a natural wood decked veranda to the front providing the sheltered area for relaxed outdoor dining with a small garden to the side with storage shed. The property is situated on a secluded plot with a private driveway, gated access and parking for two cars.

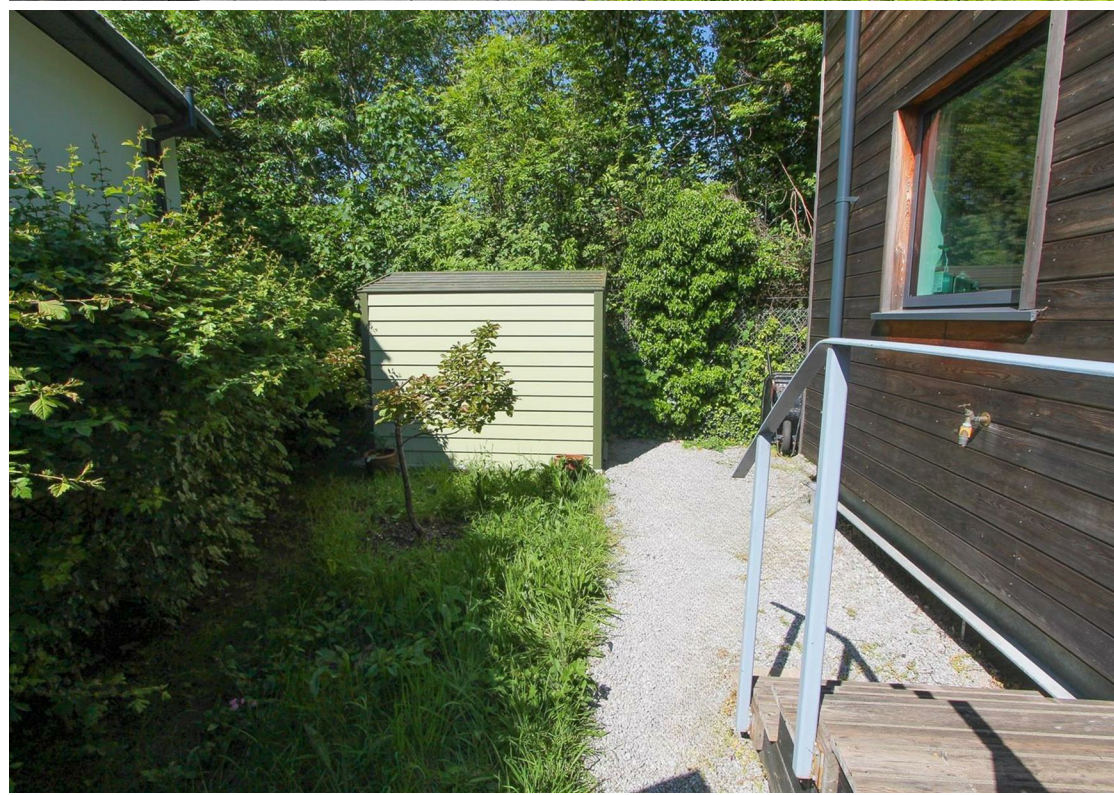
Wandle Road offers excellent access to local shops and amenities. There are great transport links with Zone 4 Hackbridge mainline train station only a short walk away with fast links into Central London. For those looking for local green space to enjoy, Beddington Park and the Wandle Trail are close by.

Accommodation Accommodation Key features External fabric - natural slate roof, Siberian larch cladding, Sto render system, triple glazed windows and doors EPC A rated home with 9 solar PV panels (2.52 kW capacity) and a 5.2kWh Li-ion GivEnergy home battery. House runs purely on electric using an Ochsner air source heat pump for heating and hot water. Cat6 cabling throughout.	Thermostatic shower Vent Axia MVHR unit Vanity wash hand basin WC Chrome towel rail
Living Dining Room Underfloor heating Fitted blinds Karndean flooring	Bedrooms Walk in wardrobe Fitted carpets
Kitchen Oak worktops Ceramic sink Water softener Integrated oven, hob and extractor hood Space for fridge freezer and washing machine	Upstairs Hallway Fitted carpet
Shower Room Tiled shower cubicle with sliding door	Outside Sheltered veranda Side garden with shed Off street parking for two cars
	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

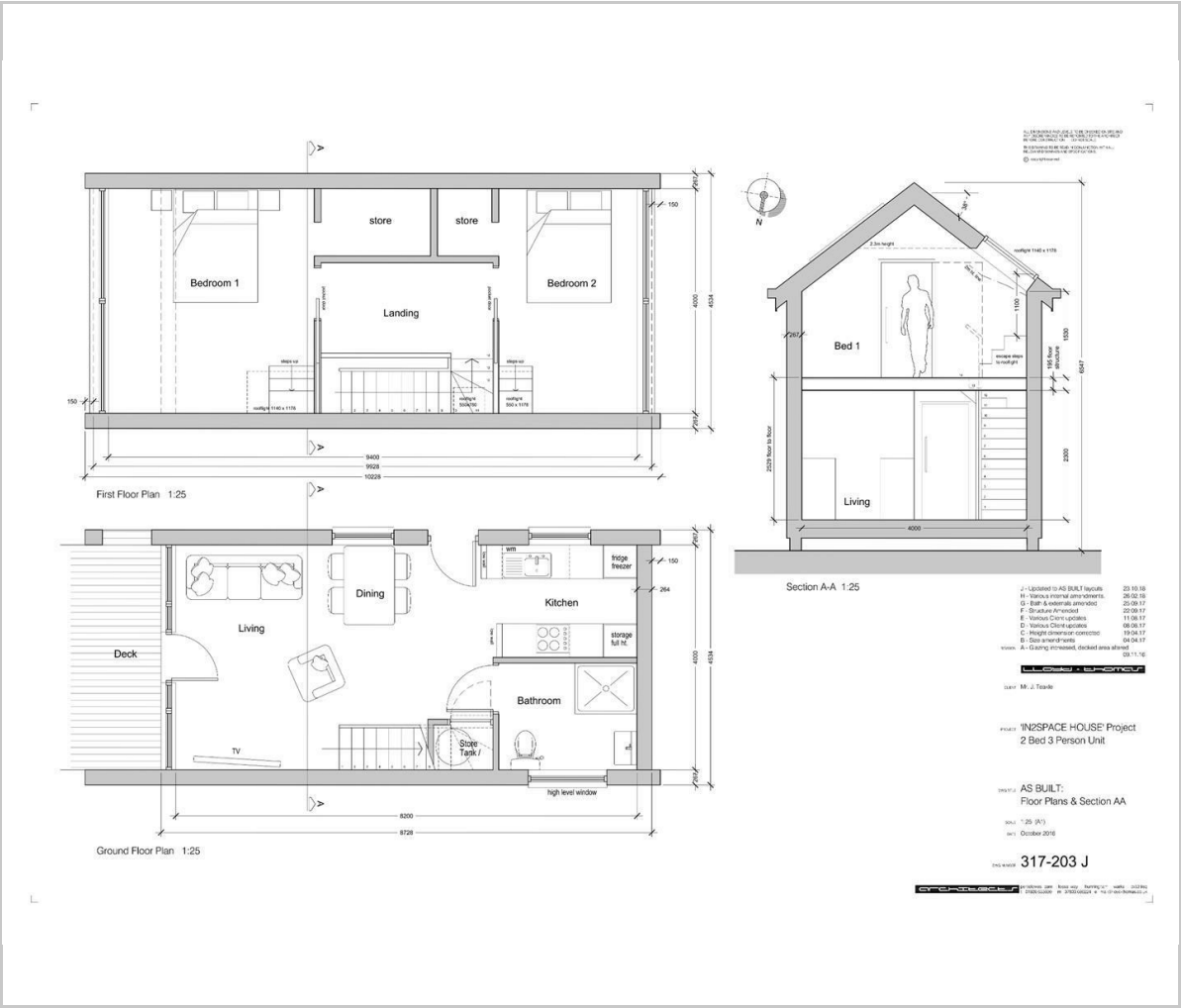








Floor Plan

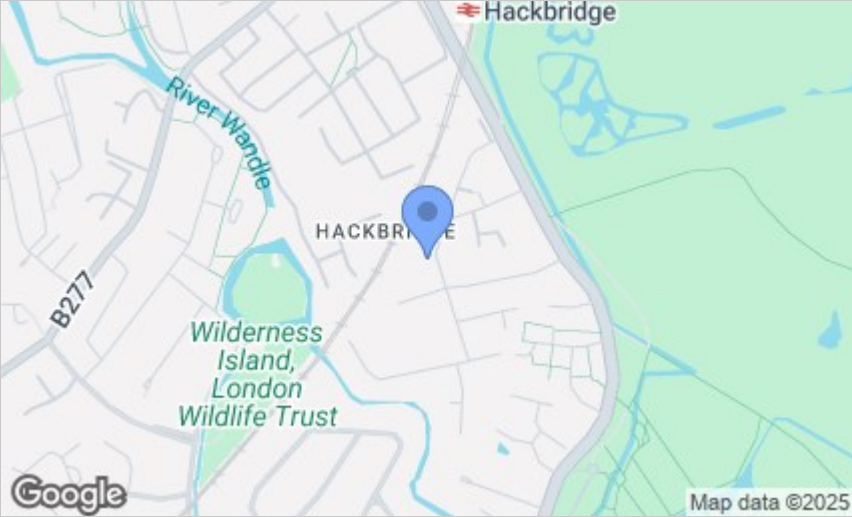


Viewing

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

