



10 Stanley Gardens, Wallington, SM6 9QW



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£800,000

Cromwells  
ESTATE AGENTS





# 10 Stanley Gardens, Wallington, SM6 9QW

\*NO ONWARD CHAIN\* Cromwells Wallington are delighted to offer this charming five bedroom period family home. The property offers over 1800 sq ft of accommodation including two reception rooms, a kitchen/breakfast room, a cellar, and a pretty rear garden.

Stanley Gardens is ideally situated for those looking to be close to local highly regarded primary and secondary schools with John Fisher, Wallington High School for Girls and Wilsons Grammar School all within easy walking distance. There are also good transport links, with local bus routes nearby and Wallington and Purley mainline train station giving easy access to London and Gatwick. Local parks, shops and amenities are also close by.

Accommodation  
Sheltered entrance  
Quarry tiled step, feature stained glass wooden front door to..

Entrance hall  
Feature stained glass windows to front aspect, double panel radiator, dado rail, ceiling cornice, large under stairs storage cupboard.

Lounge  
Feature cast iron fireplace, picture rail, coved ceiling, double panel radiator, large bay with double glazed sash windows to front aspect.

Dining room  
Double glazed windows and doors to rear aspect, picture rail, coved ceiling, single panel radiator, serving hatch.

Kitchen/breakfast room  
Range of fitted wall units with cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap, inlaid five ring gas hob with oven/grill/microwave at side, integrated dishwasher, space, and plumbing for washing machine, space for tall standing fridge/freezer, UPVC double glazed sash windows to side aspect and window to rear, UPVC double glazed door leading to side, tiled flooring, double panel radiator, breakfast bar area, access to cellar.

Downstairs WC  
Consisting of low-level pushbutton flush WC, wash handbasin with chrome taps, UPVC double glazed window to side aspect.

Stairs to 1st floor landing

Bedroom one  
UPVC double glazed bay window to front aspect, fitted wardrobes with pull-out drawers, single panel radiator, picture rail, coved ceiling.

Bedroom two  
UPVC double glazed window to rear aspect, wooden laminate flooring, fitted wardrobes, single panel radiator, dado rail, coved ceiling.

Bedroom three  
UPVC double glazed window to rear aspect, pedestal wash hand basin with chrome taps, single panel radiator, cupboard housing hot water tank.

Bedroom four

UPVC double glazed window to front aspect, single panel radiator, picture rail, coved ceiling.

Bathroom  
Comprising panel enclosed bath with chrome taps and thermostatic shower, low-level bidet with chrome mixer tap, wash handbasin with chrome mixer tap and storage cupboard below, low-level pushbutton flush WC, double panel radiator, obscure double glazed windows to side aspect.

Stairs to 2nd floor

Bedroom five  
Velux windows to front and rear aspects and UPVC double glazed window to side, double panel radiator, fitted wardrobes and drawers, access to eaves storage.

Ensuite shower room  
Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome taps, low-level flush WC, access to large storage area, shaver point, Velux window to front aspect.

Rear garden (South facing)  
Approximately 80ft  
Large paved patio area with footpath leading to rear, mainly laid to lawn with mature shrubs and flower beds bordering, wooden garden shed and storage unit, greenhouse, outside tap, gated side access, fence enclosed.

Detached workshop  
Power and light.

Front  
Block paved driveway providing off street parking with flower bed at side and brick wall border.

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

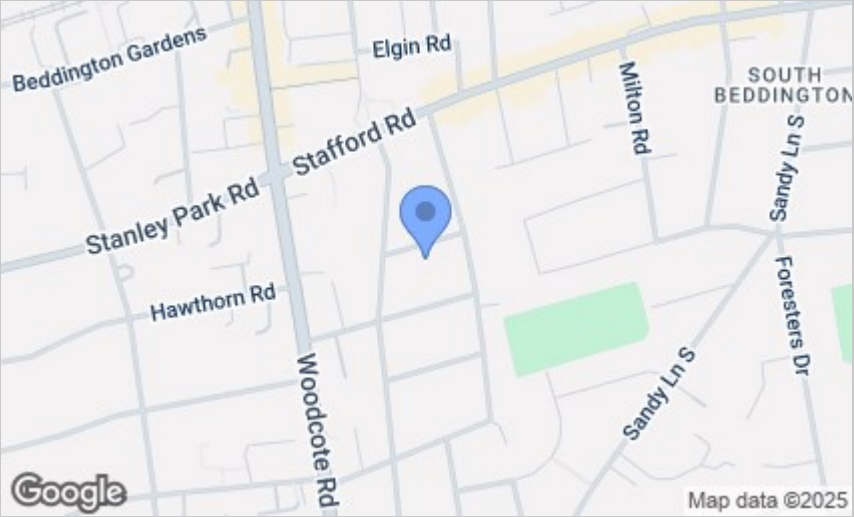


Viewing

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

