



66 Bute Road, Wallington, Surrey, SM6 8BS



2



1



1

Guide price £425,000

**Cromwells**  
ESTATE AGENTS





**66 Bute Road**  
**Wallington, SM6 8BS**  
**Guide price £425,000**

Located in popular central Wallington location close to a wealth of shops, transport links and desirable schools is this two double bedroom terraced family home. The property benefits from a modern kitchen and bathroom, a pretty rear garden and a garage at the rear.

**Accommodation**

Sheltered entrance, part glazed front door into

**Entrance Hall**

Two storage cupboards, wood laminate flooring

**Kitchen**

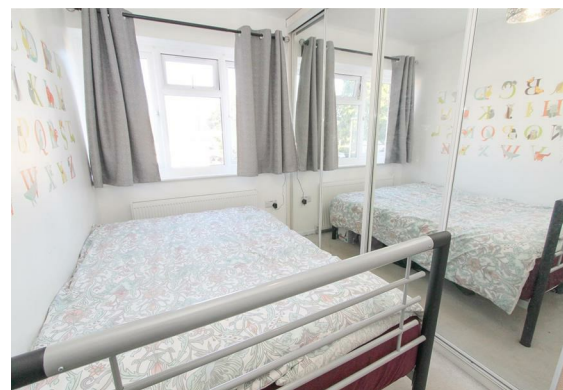
Range of modern grey gloss kitchen units and drawers with matching wall units above, inset stainless steel sink with mixer tap, integrated oven and gas hob with modern extractor fan above, space for American fridge freezer, space and plumbing for washing machine, tiled splashback, tiled floor, double glazed window to front aspect.

**Living Dining Room**

Radiator, wood laminate flooring, double glazed windows and French doors leading out to rear garden.







Stairs to first floor landing, airing cupboard, loft access.

#### Bedroom One

Radiator, double glazed window to rear aspect, built in wardrobes, fitted carpet.

#### Bedroom Two

Radiator, fitted wardrobes with mirrored sliding doors, double glazed window to front aspect, fitted carpet.

#### Bathroom

Modern suite comprising of panel enclosed bath with shower screen, thermostatic shower, wash hand basin with mixer tap, WC, heated towel rail, tiled walls, tiled flooring, double glazed window to front aspect.

#### Outside

##### Rear Garden

Detached garage with rear access, Astroturf lawn, borders with shrubs, decked patio area, fence enclosed.



#### 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

