



49 Blenheim Gardens, Wallington, SM6 9PJ



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Offers over £725,000

Cromwells
ESTATE AGENTS



49 Blenheim Gardens

Wallington, SM6 9PJ

Offers over £725,000

Cromwells Wallington are delighted to offer this charming four bedroom period family home. The property offers over spacious accommodation including two reception rooms, a modern kitchen, utility room, a downstairs shower room, and ample off street parking.

Blenheim 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

Double glazed doors to leading to..
Entrance porch
Tiled step, obscure glazed wooden front door to..

Spacious entrance hall
Stripped floorboards, modern radiator, ceiling cornice, under stairs storage cupboard and further storage recess, wall mounted “hive” heating control.

Lounge
Double glazed window to front aspect, double panel radiator, wood effect vinyl flooring, feature cast iron fireplace, dado rail, picture rail.

Dining room
Double glazed window to rear aspect, modern radiator, stripped floorboards, dado rail, picture rail, coved ceiling.

Kitchen
Range fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and brushed chrome mixer tap, cupboard housing boiler inlaid gas hob with oven/grill below, integrated dishwasher, tiled flooring, modern radiator, double glazed window and door to side aspect.

Utility room
Granite effect worksurface with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine, tiled flooring, modern radiator, space for tall





standing fridge/freezer, extractor fan, double glazed window to side aspect.

Downstairs shower room

Consisting of tiled cubicle with thermostatic power shower, wash handbasin with chrome mixer tap and storage cupboard below, heated chrome towel rail, fitted storage cupboard, tiled flooring, tiled walls, coved ceiling, separate WC and obscure double glazed window to side aspect.

Stairs to 1st floor landing

2 large storage cupboards (one with loft access)

Bedroom one

Double glazed bay window to front aspect, double panel radiator, coved ceiling.

Bedroom two

Double glazed window to rear aspect, fitted storage cupboard, double panel radiator, coved ceiling.

Bedroom three

Double glazed window to rear aspect, double panel radiator.

Bedroom four

Double glazed window to front aspect, double panel radiator.

Bathroom

Modern three-piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level pushbutton flush WC, wall mounted thermostatic power shower, heated chrome towel rail, part tiled walls, tiled flooring with underfloor heating, extractor fan, obscure double glazed window to side aspect.

Separate WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, tiled flooring, obscure double glazed window to side aspect.

Rear garden (Easterly aspect)

Approximately 90ft

Large paved patio and further rear section with raised flower beds at side, summer house and garden shed, outside tap, fence enclosed, gated side access

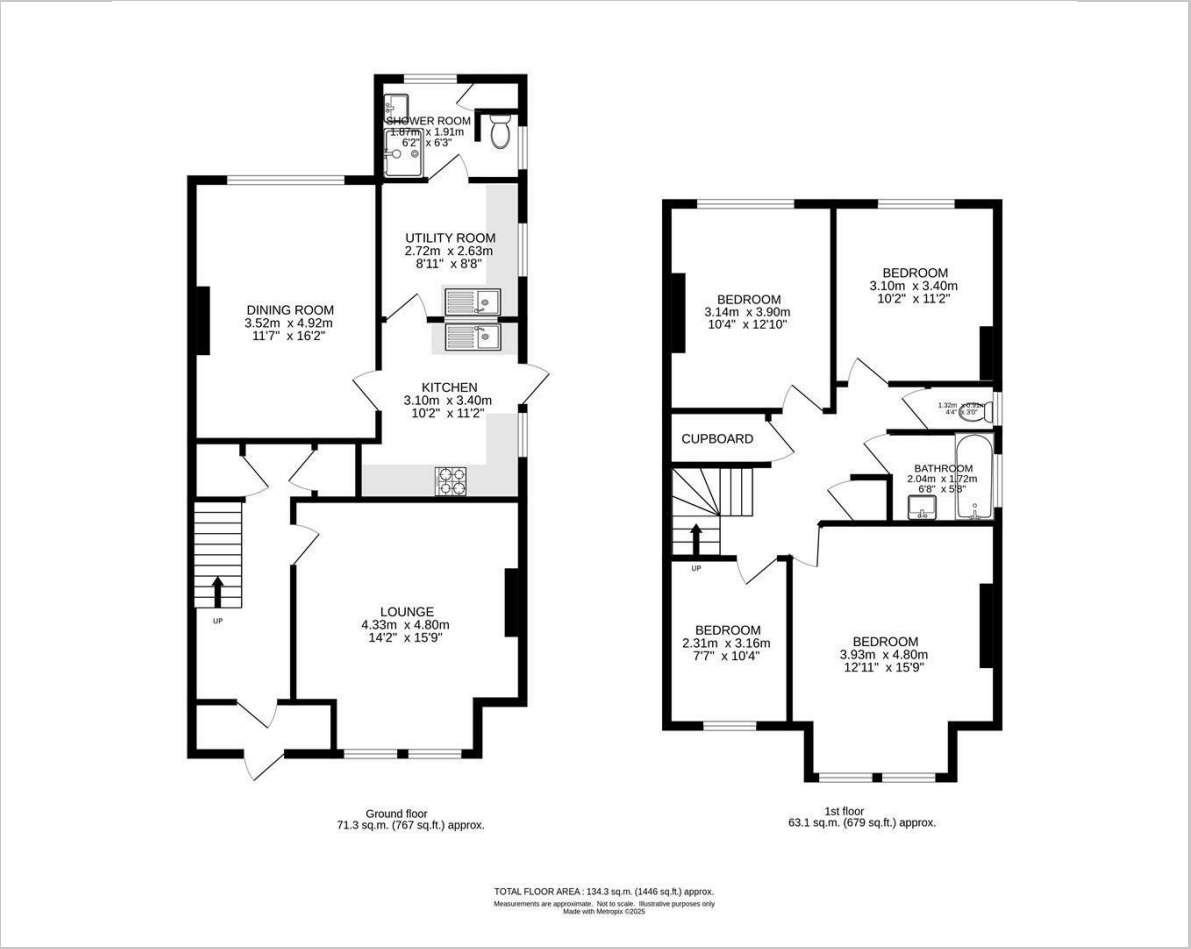
Front

Block paved driveway providing off street parking for two vehicles, flowerbed at side and brick wall border, EV charging point.

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

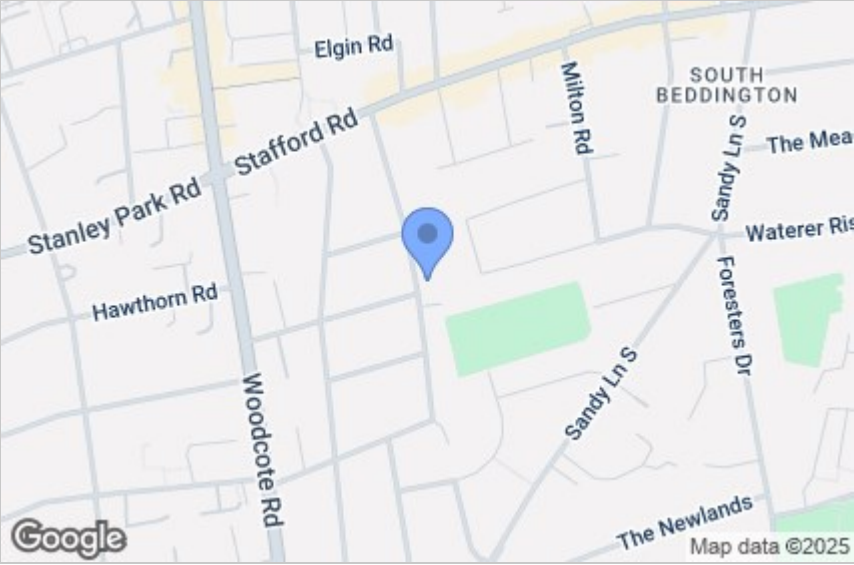


Viewing

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

