

22 Queens Road, Wallington, SM6 0AG



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Guide price £400,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to offer this delightful conversion in Queens Road, boasting a perfect blend of modern living with attractive period features, with flexible living accommodation to suit individual needs, making it a truly unique find.

The property features two large bright and airy double bedrooms and a smaller third room which offers versatile space as either a home study or third bedroom to suit your requirements. There is a modern bathroom and kitchen, and a lovely spacious reception rooms with high ceilings and large sash windows allowing lots of natural light into the room. One of the benefits to the property is the exclusive rights to a gated and paved patio garden, which provides a tranquil retreat where you can relax and unwind or entertain friends and family.

Situated in a desirable road in Wallington, perfectly located for easy access to both Wallington and Carshalton High Street, with a wide variety of shops, cafes and amenities nearby. Both Beddington Park and The Grove are lovely green spaces which are within easy walking distance. This is a great purchase for those looking to be close to transport links, with Wallington mainline train station only a short walk away with it's great links into central London, plus local bus routes serving Sutton, Purley, Morden and Tooting.

Accommodation
Entrance Hall
Engineered wood flooring, radiator.

Living Room
Open fireplace, engineered wood flooring, radiator, double glazed sash bay window to front aspect.

Kitchen
Range of modern white fitted kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl sink with chrome mixer tap and waste disposal, integrated oven and electric hob with extractor fan above, undercounter fridge, freezer, space and plumbing for washing machine, Metro tiled splashback, sash window to front aspect, vinyl tiled flooring.

Bedroom One
Built in wardrobes, radiator, laminate flooring, double glazed windows to front aspect

Bedroom Two
Built in wardrobes, radiator, laminate flooring, double glazed window to rear aspect.

Bedroom Three
Built-in cupboard housing boiler, radiator, laminate flooring, double glazed window to rear aspect.

Bathroom
Three piece suite comprising of bath with shower screen and chrome taps, thermostatic shower, wall mounted vanity wash handbasin with chrome mixer tap and storage below, WC, heated chrome towel rail, tiled walls and flooring, double glazed obscure sash window to rear aspect, built-in high level storage cupboard

Outside
Exclusive rights to front garden - paved patio garden with gated access.

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

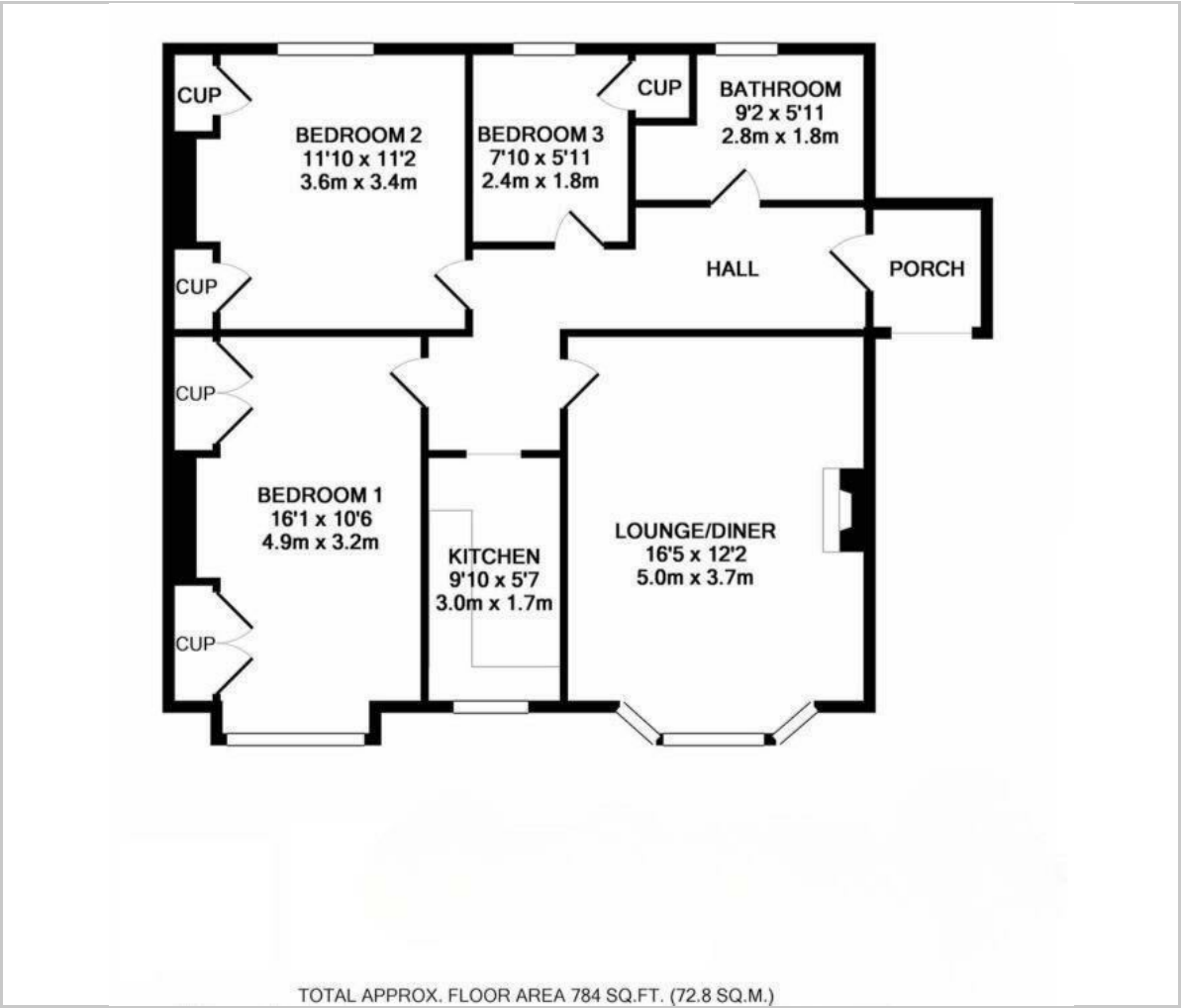








Floor Plan



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

