



23 Bute Gardens West, Wallington, SM6 8SP



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Guide price £568,000

Cromwells
ESTATE AGENTS



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NO ONWARD CHAIN Situated on a popular residential road in Wallington, close to transport links, shops and sought after local primary and secondary schools is this spacious 3 bedroom extended family home. The property offers a modern open plan kitchen/living area, a downstairs shower room, a conservatory, a luxury loft space, a pretty rear garden and ample off street parking.

Accommodation
Sheltered Entrance, part glazed front door into

Entrance Hall
Radiator, under stairs storage cupboard, laminate flooring.

Shower Room
Walk in shower with rain shower head, WC, and pedestal wash hand basin with chrome mixer tap, part tiled walls, laminate floor, radiator.

Living Room (currently used as a downstairs bedroom)
UPVC double glazed bay window to front aspect, feature fireplace, radiator with cover, laminate flooring.

Family Room
Feature fireplace with log burner, radiator, tiled flooring, double doors opening out to conservatory.

Conservatory
Radiator, built in shelving, tiled flooring, UPVC double glazed French doors leading out to garden, door to dining room.

Dining Room
UPVC double glazed French doors leading out to garden, laminate flooring.

Kitchen
Range of fitted kitchen units and drawers with laminate worksurface, inset 1 1/2 bowl stainless steel sink with mixer tap, space for range cooker, wall mounted 'Worcester' boiler, space for tall fridge freezer, space and plumbing for washing machine and dryer, tiled splashback, tiled flooring, door leading out to dining room .

Stairs to 1st floor landing,

Bedroom One
UPVC double glazed bay window to front aspect, radiator, laminate flooring.

Bedroom Two
Built-in storage cupboard/wardrobe, radiator, laminate flooring, connecting door into bathroom, UPVC double glazed window to rear aspect.

Stairs to loft room.

Bedroom Three
Double glazed oriel window, radiator, laminate flooring.

Bathroom
Shower cubicle with sliding door and thermostatic shower, pedestal wash hand basin with mixer tap, WC, part tiled walls, vinyl flooring, double glazed obscure window to rear aspect, window to side aspect.

Outside

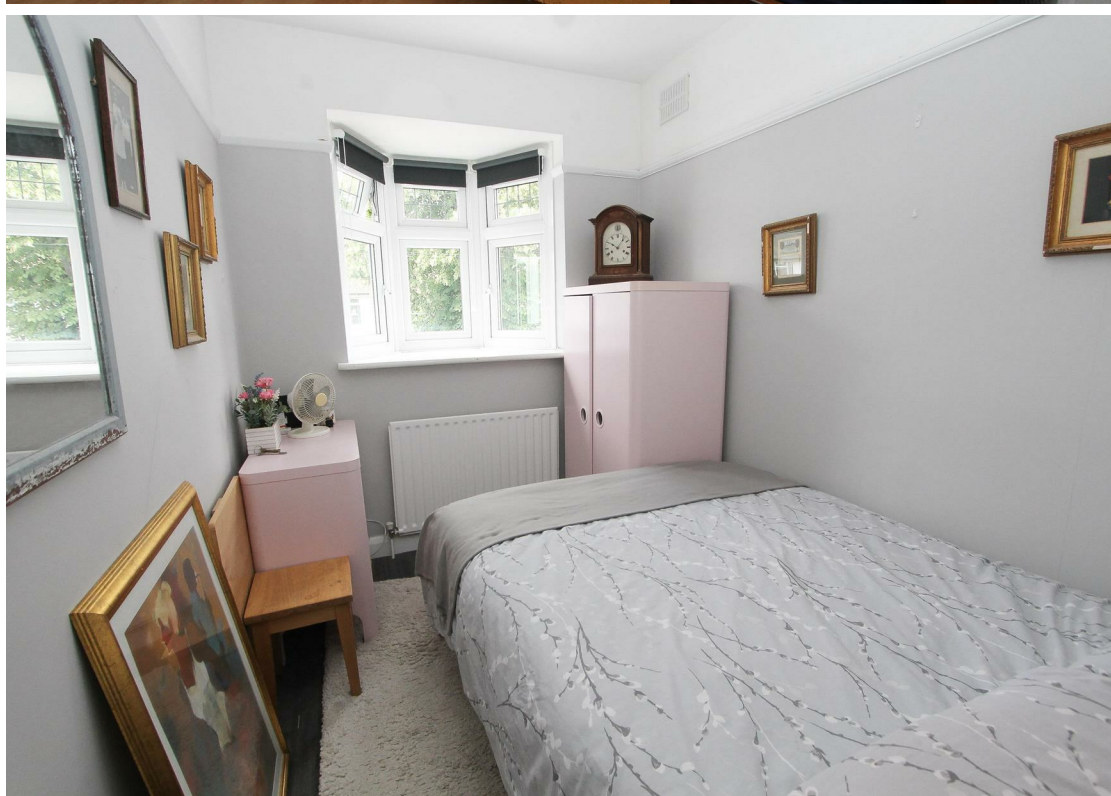
To the front
Paved driveway with off street parking for 2 cars, shared side access.

Rear Garden
South East facing with pretty landscaped garden featuring borders with mature shrubs, flowers and plants, lawn area, shed and outhouses, side 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.

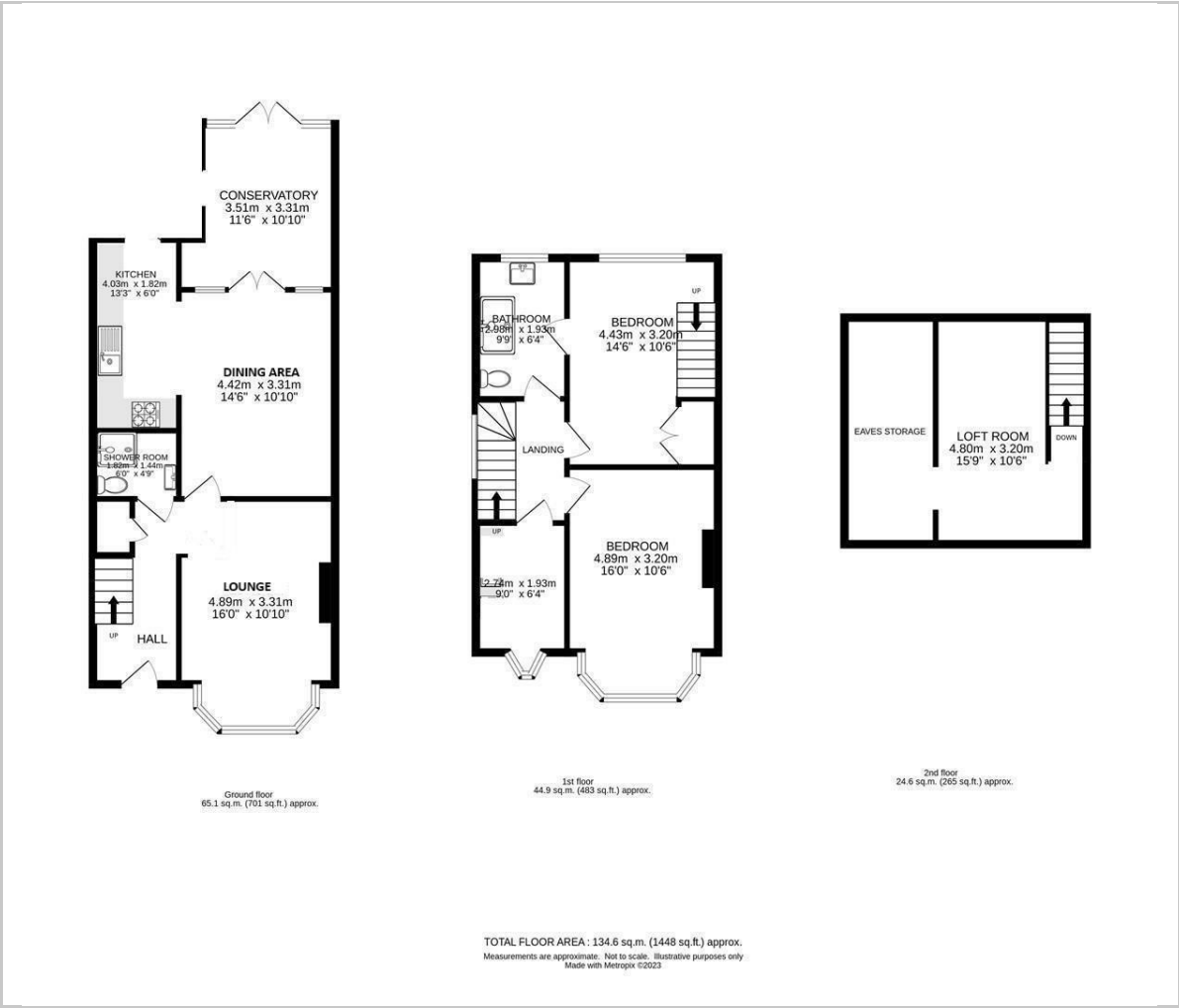








Floor Plan

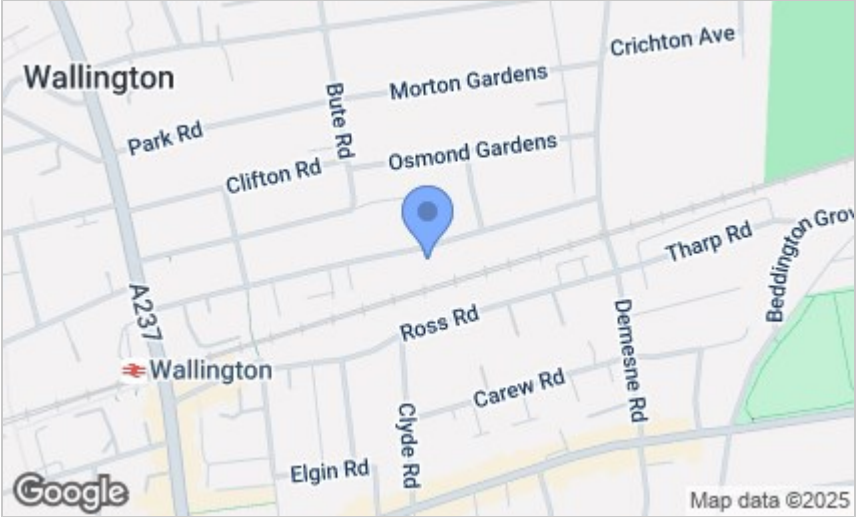


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

