



24 Montagu Gardens, Wallington, Surrey, SM6 8ER



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Offers over £700,000

Cromwells
ESTATE AGENTS



24 Montagu Gardens, Wallington, SM6 8ER

Cromwells Wallington are delighted to offer charming four bedroom semi detached family home, which enjoys a convenient central Wallington location close to transport links and local shops. This charming property boasts spacious accommodation with three reception rooms, a downstairs shower room, a stunning rear garden and ample off street parking.

Montagu Gardens is ideally situated for those looking to be close to local highly regarded primary, secondary and grammar schools. There are also good transport links, with local bus routes nearby and Wallington mainline train station providing easy access to London and Gatwick. Local parks, shops and Wallington High Street are all within easy walking distance.

Accommodation
Double glazed entrance porch
Tiled step, feature stained glass wooden front door to..

Spacious entrance hall
Obscure glazed window to front aspect, wood laminate flooring, covered radiator, dado rail, under stairs storage cupboard, wall mounted thermostat.

Lounge
UPVC double glazed Bay window to front aspect, double panel radiator, open fireplace with tiled surround, picture rail, ceiling cornice and ceiling rose.

Dining room
Glazed wooden windows and doors leading to rear aspect, open fireplace with wooden mantelpiece, double panel radiator, picture rail, ceiling cornice and ceiling rose, bespoke fitted wooden units and storage cupboards.

Breakfast room
UPVC double glazed window to side aspect, double panel radiator, dado rail, cupboard housing
“Worcester” boiler, fitted shelving units.

Kitchen
Range fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid sink and chrome mixer tap, inlaid induction hob with pull out extractor fan above and oven/grill/microwave at side, space for tall standing fridge/freezer, integrated dishwasher, integrated washing machine and tumble dryer, slate tiled flooring, tiled splash back, UPVC double glazed window to rear aspect and door leading to garden, single panel radiator.

Conservatory
UPVC double glazed windows to rear aspect and doors leading to garden.

Downstairs shower room
Consisting of tiled cubicle with thermostatic shower, vanity unit with wash hand basin and taps, low-level flush WC, heated towel rail, part tiled walls, extractor fan, obscure double glazed window to side aspect.

Stairs to 1st floor landing
Dado rail, double panel radiator, loft access.

UPVC double glazed window to front aspect, double panel radiator, coved ceiling, fitted wardrobes.

Bedroom two

UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobes, picture rail.

Bedroom three
UPVC double glazed window to rear aspect , double panel radiator, wood laminate flooring .

UPVC double glazed window to front aspect, double panel radiator, wood laminate flooring, picture rail.

Bathroom

Comprising panel enclosed bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin with taps, low-level flush WC, heated towel rail, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to side aspect.

Approximately 100ft
Hardstanding seating area and footpath to rear, mainly laid to lawn with shrubs and flowerbeds bordering, fish pond, pergola, fence enclosed, access to secret garden with greenhouse and large wooden storage shed, outside tap, gated side access.

Front
Block paved driveway providing off street parking.

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.

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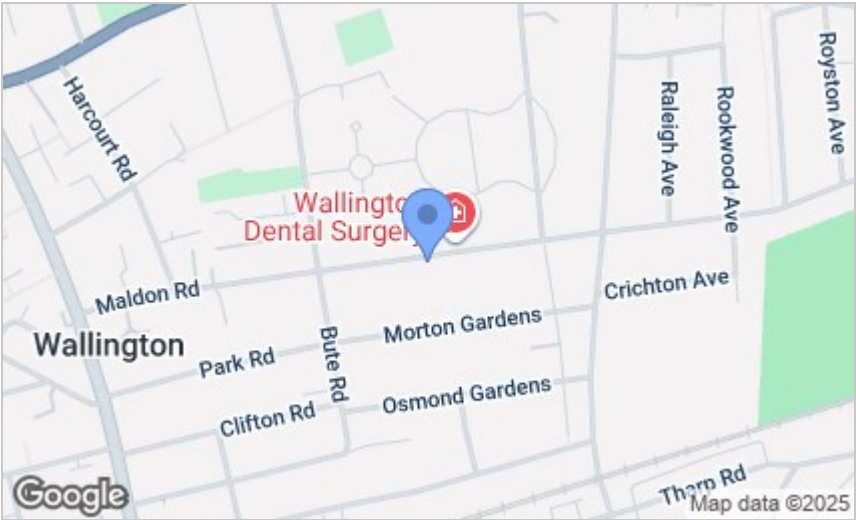




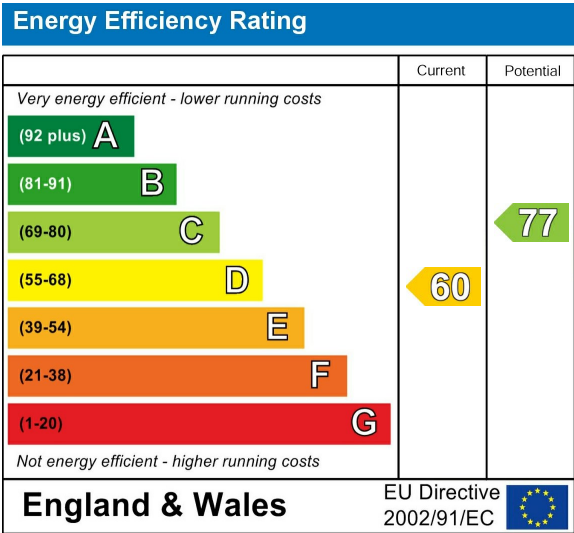
Floor Plan



Area Map



Energy Efficiency Graph



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.