



17 Alcester Road  
Wallington, SM6 8BB  
Guide price £295,000



# 17 Alcester Road

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Cromwells Wallington are pleased to offer this spacious two double bedroom second floor flat. The property benefits from a 16ft kitchen/diner, a modern bathroom, no onward chain and a lease in excess of 900 years.

Alcester Road is conveniently situated 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

Security entry phone system and door to..  
Communal entrance  
Stairs to 2nd floor

Obscure double glazed composite front door to..

Spacious entrance hall  
Oak flooring, double panel radiator, three large storage cupboards (one housing boiler).

Lounge (currently used as bedroom)  
UPVC double glazed windows to rear aspect, covered radiator.

## Kitchen/breakfast room

Range fitted wall units with matching cupboards and drawers below, granite effect roll top works surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine, storage cupboard, space for tall standing fridge/freezer, tiled effect flooring, covered radiator, UPVC double glazed windows to front aspect.





**Bedroom one**  
UPVC double glazed bay window to rear aspect, double panel radiator.

**Bedroom two (current used as treatment room)** UPVC double glazed window to rear aspect, covered radiator.

**Bathroom**  
Comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, pedestal wash hand basin with chrome mixer tap, heated chrome towel, shaver point, part tiled walls, extractor fan, obscure UPVC double glazed window to front aspect.

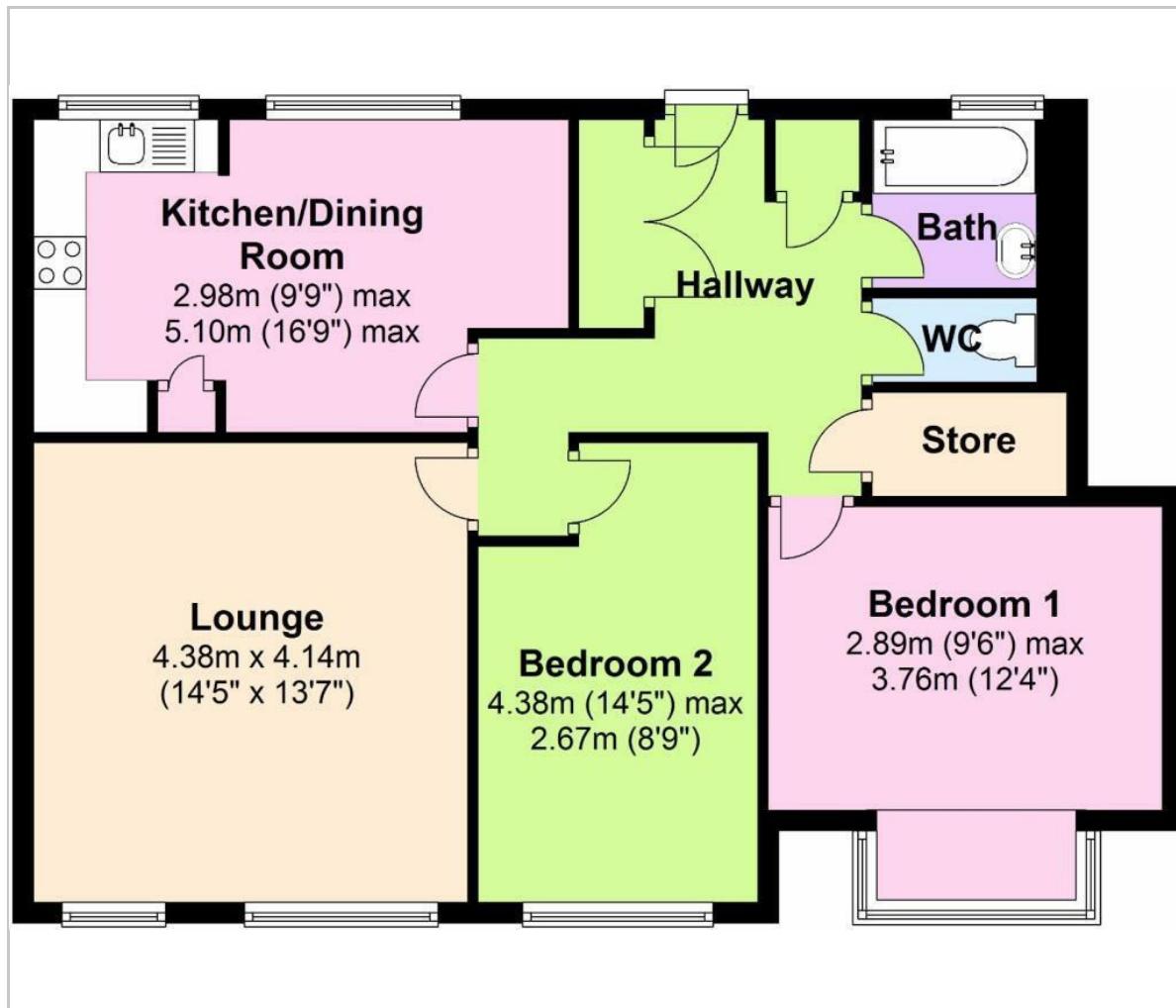
**Separate WC**  
Consisting of low-level push button flush WC, oak flooring, extractor fan.

**Outside**  
Well kept communal grounds and bin storage.



**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.

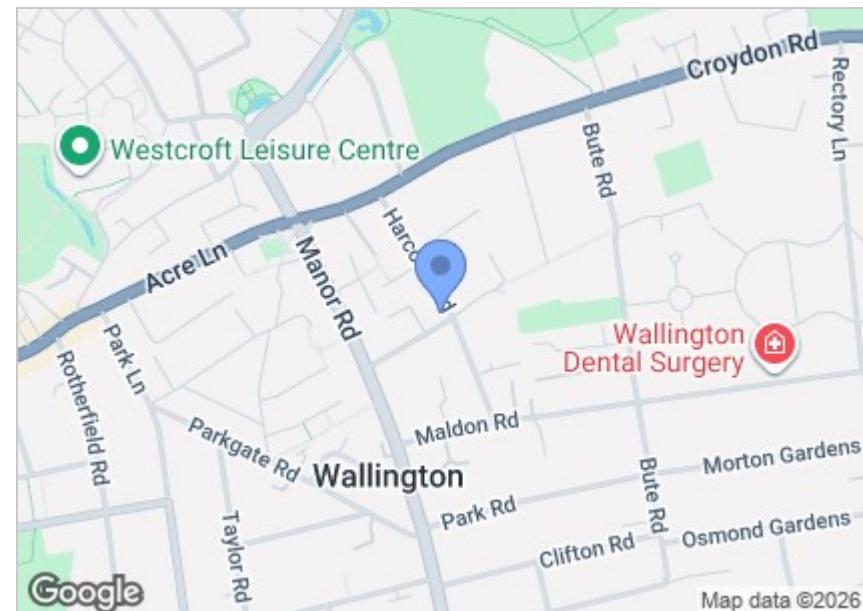
## Floor Plan



## Viewing

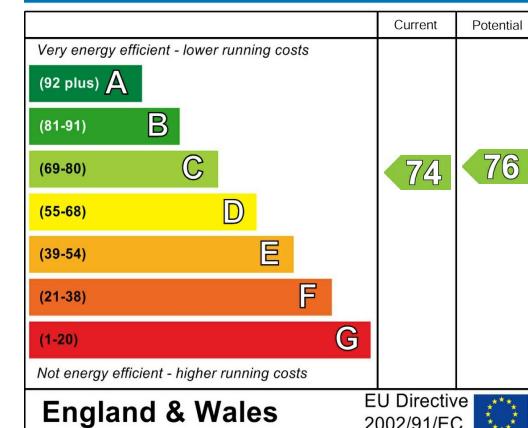
Please contact our Cromwells Office on 0208 647 4422  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



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