



103 Demesne Road, Wallington, SM6 8EW



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Offers over £600,000

Cromwells
ESTATE AGENTS



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Overview

Cromwells Wallington are delighted to present this stunning three bedroom extended family home, which has been finished to a high specification and is perfect for those looking for something ready to move into! The property has a bright and airy interior and offers spacious room sizes, an open plan kitchen/diner, a utility room, a modern four piece bathroom, an additional downstairs shower room, a beautiful landscaped garden and ample off street parking.

Demesne Road is ideally located for those looking to be close to local excellent grammar schools with Wallington High School for Girls, Wilsons Grammar School and Wallington County Grammar all within easy travelling distance. There are also good transport links, with local bus routes nearby and Wallington mainline train station giving easy access to London and Gatwick. Local parks and Wallington High Street are only a short walk away, with a wide range of shops, cafes and supermarkets available.

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Accommodation
UPVC double glazed entrance porch
Quarry tiled flooring, obscure glazed wooden front door to..

Entrance hall
Obscured glazed window to front aspect, vinyl wood effect flooring, single panel radiator, picture rail, under stairs storage cupboard, wall mounted thermostat.

Lounge
UPVC double glazed bay window to front aspect, fitted plantation shutters, modern radiator, vinyl wood effect flooring, coved ceiling.

Dining area
UPVC double glazed patio doors to rear aspect, tiled effect flooring, modern radiator, coved ceiling.

Kitchen
modern range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid induction hob with extractor fan above, integrated dishwasher, integrated oven/grill, integrated fridge/freezer, quartz effect splash back, UPVC double glazed window to rear aspect.

Utility room
Range fitted wall units, roll top work surface and inlaid stainless steel sink with chrome mixer tap, space and plumbing for washing machine and tumble dryer, space for tall standing fridge/freezer, tiled effect flooring, Velux window, single panel radiator.

Downstairs shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing
Obscure UPVC double glazed window to side aspect, picture rail, loft access.

Bedroom one
UPVC double glazed bay window to front aspect, fitted plantation shutters, wood flooring, single panel radiator, fitted wardrobes.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator, wood flooring, picture rail, fitted wardrobes.

Bedroom three
UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator, wood flooring, picture rail.

Bathroom
Spacious four piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, double panel radiator, tiled flooring, part tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

Rear garden (Westerly aspect)
Approximately 80ft
Large paved patio area with sheltered seating section, mainly laid to lawn with flowerbeds and shrubs bordering, three garden sheds, outside power and water supply, fence and brick wall enclosed, gated side access.

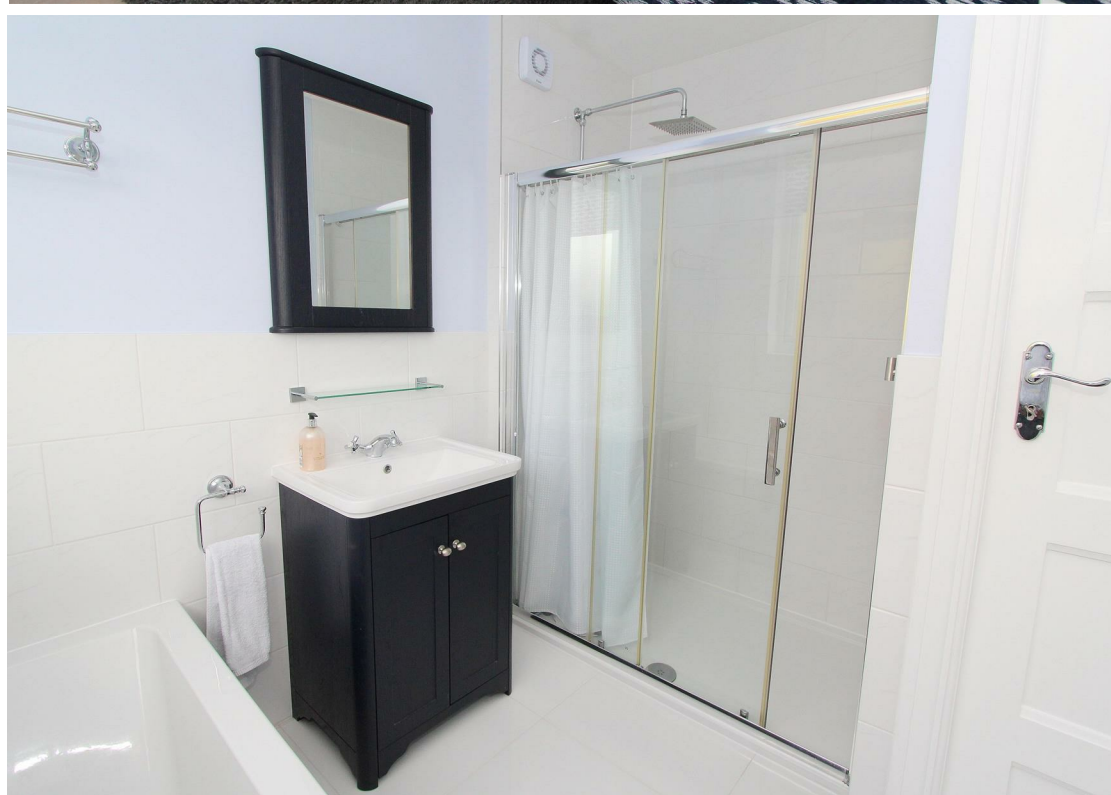
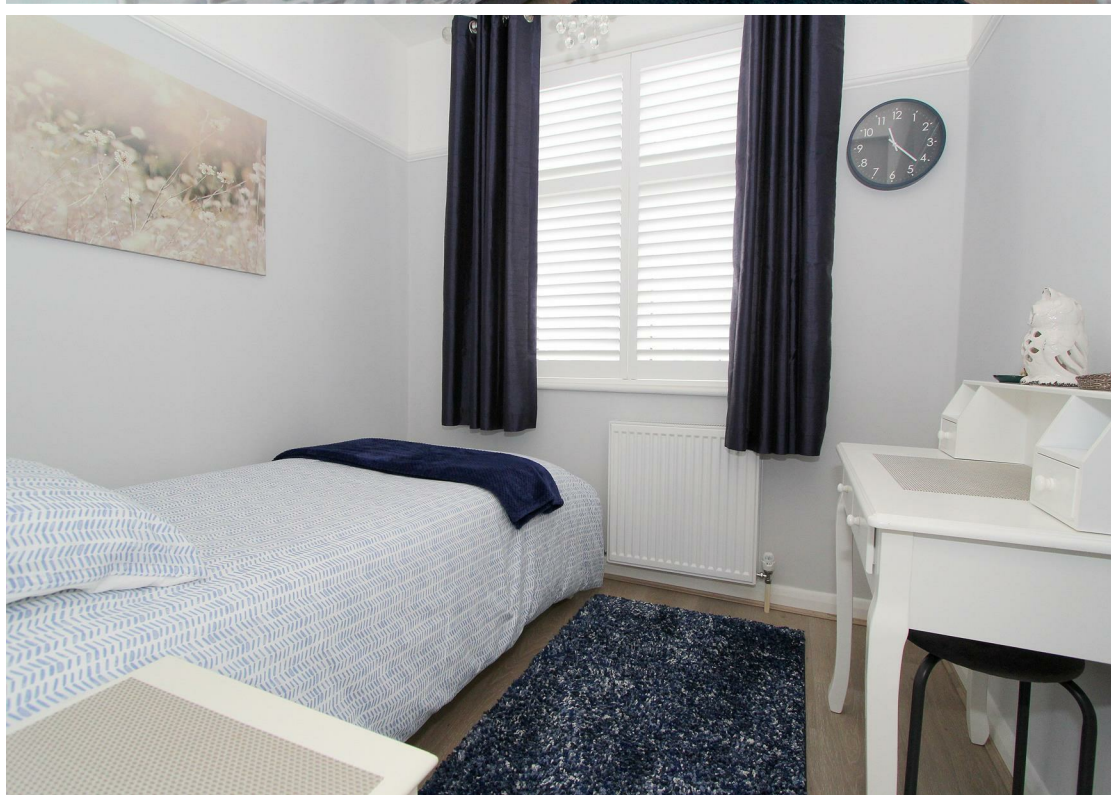
Garage at side
(Not full length)
Up/Over door at front, good storage area.

Front
Driveway providing off street parking with lawn area and flowerbeds at side.

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

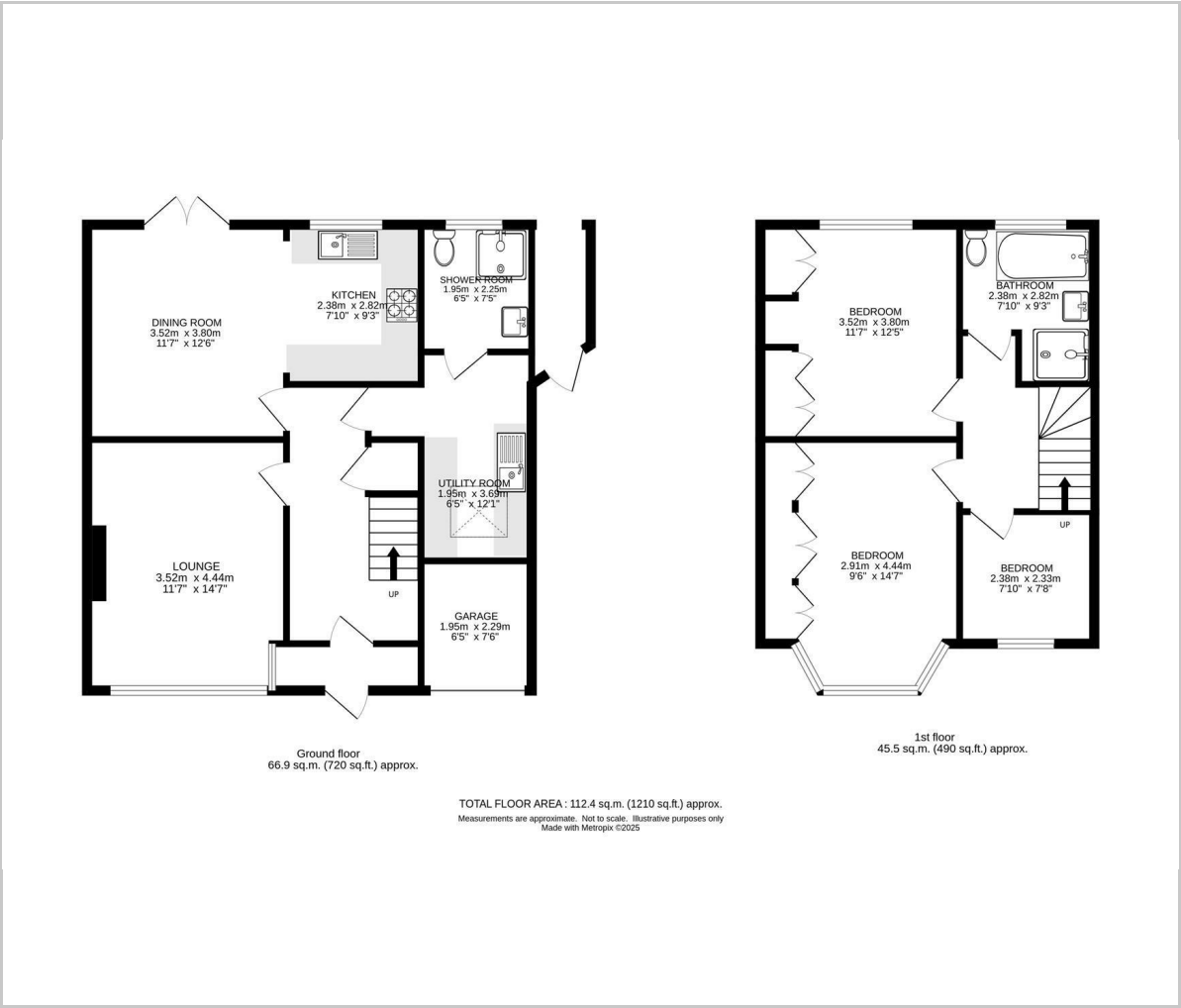








Floor Plan



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

