



34 Northway, Wallington, Surrey, SM6 8DP



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Offers over £550,000

Cromwells
ESTATE AGENTS



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Don't miss out on this splendid four bedroom terraced home which has been beautifully maintained and extended to create spacious accommodation for all the family. The standout feature to this lovely home is the open plan living/dining room and kitchen with bi fold doors opening out to the rear garden, providing a wonderful social space to entertain family and friends! There is also a downstairs bedroom and shower room for added convenience. Upstairs features three bedrooms and a modern bathroom.

The property is located in a popular residential area in Wallington, with a pleasant outlook over a small green, and is ideally situated 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.

A viewing is highly recommended to appreciate the charm and space this lovely home has to offer.

Accommodation
Entrance Porch

Entrance Hall
Radiator, wood flooring, under stairs storage cupboard

Kitchen
Range of fitted kitchen units and drawers, Quartz worktop, inset double bowl ceramic sink with chrome mixer tap, space for range cooker with extractor hood above, space for American fridge freezer, dishwasher and washing machine, tiled splashback, wood flooring

Open plan Living Dining Room
Modern vertical radiator, wood flooring, bifold doors opening out to garden, two Velux windows.

Snug Room
Wood flooring

Shower Room
Corner shower cubicle with sliding doors, thermostatic shower with rain showerhead and hand shower attachment, wall mounted wash hand basin with chrome mixer tap, WC, heated chrome towel rail, tiled walls, tiled flooring, extractor fan .

Study/Bedroom Four
Double glazed window to front aspect, radiator, wood flooring.

Stairs to 1st floor landing
Built in cupboard, loft access

Bedroom One
Fitted wardrobes, radiator, fitted carpet, double glazed window to front aspect

Bedroom Two
Radiator, fitted carpet, double glazed window to rear aspect.

Bedroom Three
Built-in cupboard, radiator, fitted carpet, double glazed window to front aspect.

Bathroom
Three-piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower, vanity wash handbasin with chrome mixer and storage below, WC, heated chrome towel rail, tiled walls and flooring, double glazed obscure windows to rear aspect.

Outside

Block paid driveway

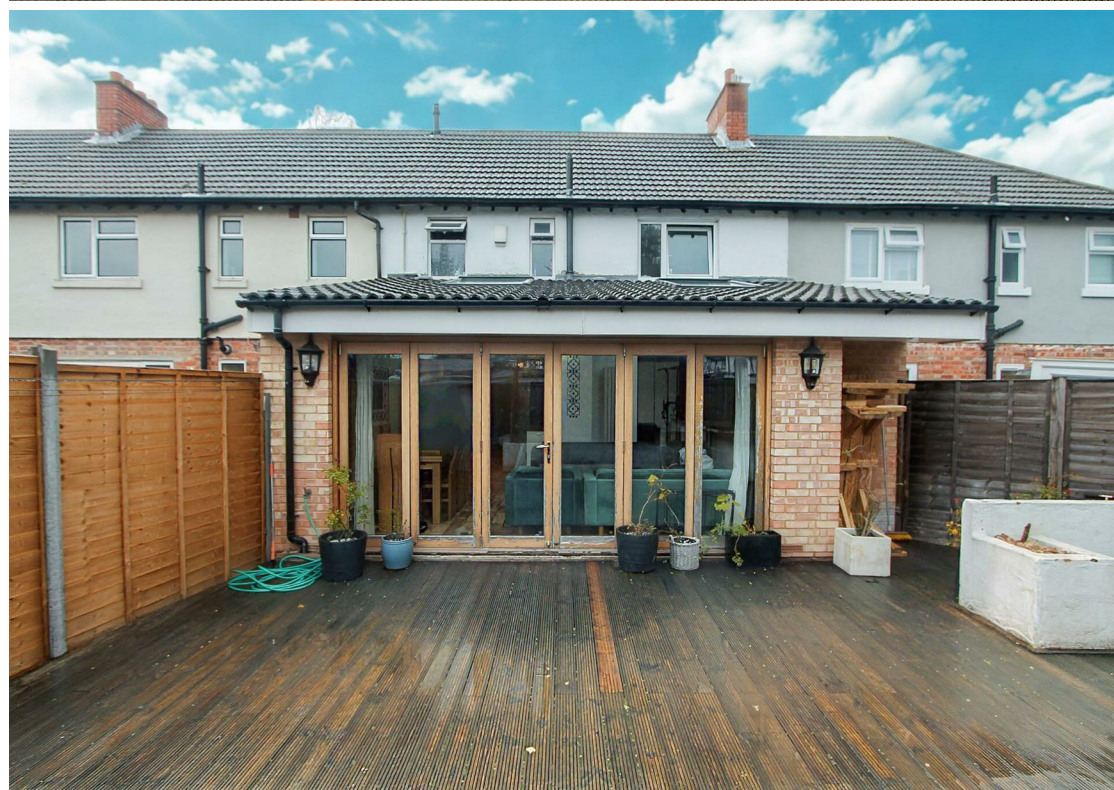
Rear Garden
With decking, built in seating, raised borders with shrubs and flowers, shed, water tap.

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

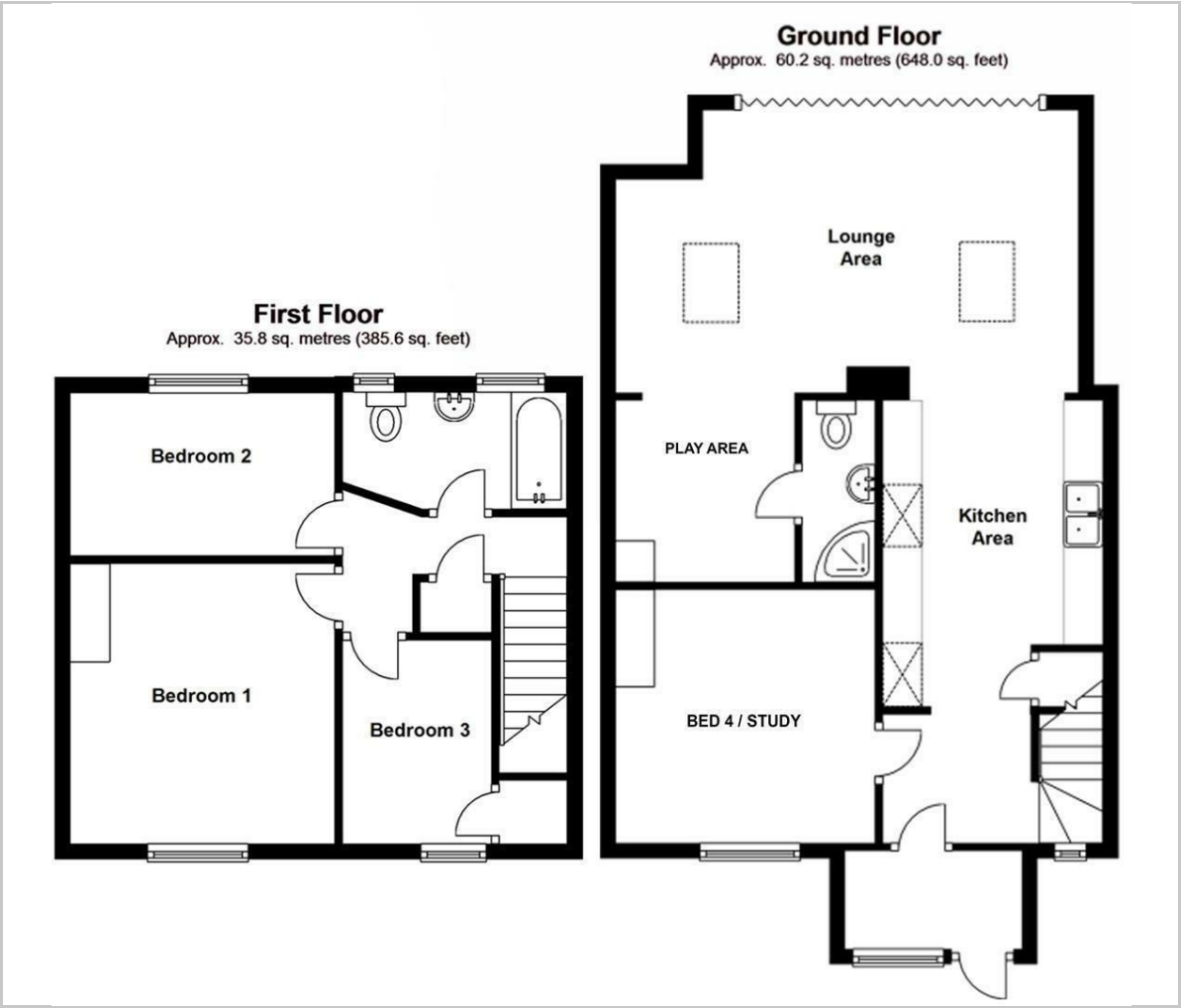








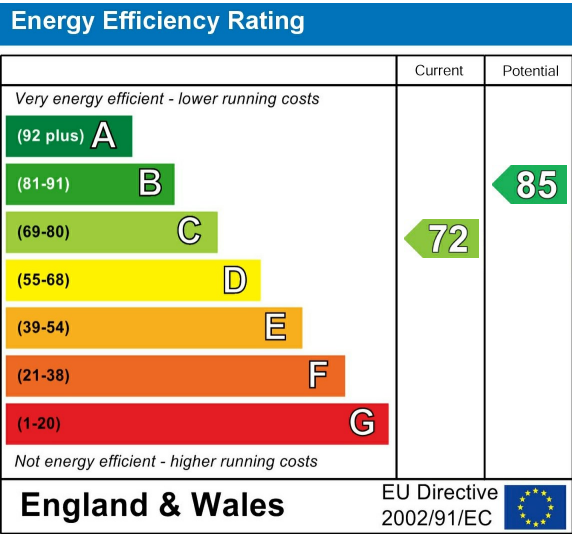
Floor Plan



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.