



23 Rectory Lane, Wallington, SM6 8DX



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Guide price £525,000

**Cromwells**  
ESTATE AGENTS



# 23 Rectory Lane, Wallington, SM6 8DX

Cromwells Wallington are delighted to offer this CHAIN FREE extended family home. The property benefits from an extended 30ft lounge/diner, a 13ft kitchen/breakfast room, a modern bathroom, a good size rear garden and off street parking.

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.

## Accommodation

Covered entrance

Obscure UPVC double glazed front door to..

### Entrance hall

UPVC double glazed window to front aspect, single panel radiator, storage cupboard.

### Lounge

UPVC double glazed bay window to front aspect, double panel radiator, fireplace, coved ceiling, dado rail, archway to..

### Dining area

Double glazed sliding doors to rear aspect, single panel radiator, coved ceiling, dado rail.

### Kitchen/breakfast room

Range fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid sink and mixer tap, space for cooker with extractor fan above, space for tall standing fridge/freezer, space and plumbing for washing machine, wall mounted boiler, breakfast bar area, access to large under stairs storage cupboard, single panel radiator, UPVC double glazed window and door leading to rear aspect.

### Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, single panel radiator, loft access, storage cupboard with shelving.

### Bedroom one

UPVC double glazed window to front aspect with pretty views over The Green, fitted wardrobes, single panel radiator.

### Bedroom two

UPVC double glazed window to rear aspect, single panel radiator.

### Bedroom three

UPVC double glazed window to front aspect with pretty views over The Green, built-in wardrobe, single panel radiator.

## Bathroom

Wet room style bathroom with thermostatic shower and floor drainer, wash hand basin with chrome mixer tap and storage cupboard below, low-level flush WC, heated chrome towel rail, wall mounted heater, extractor fan, obscure UPVC double glazed window to rear aspect.

## Rear garden - Westerly aspect

Approximately 100ft

Paved patio area leading to lawn section with mature shrubs and plants bordering, two garden sheds, fence enclosed, outside tap, gated side access with sheltered storage area.

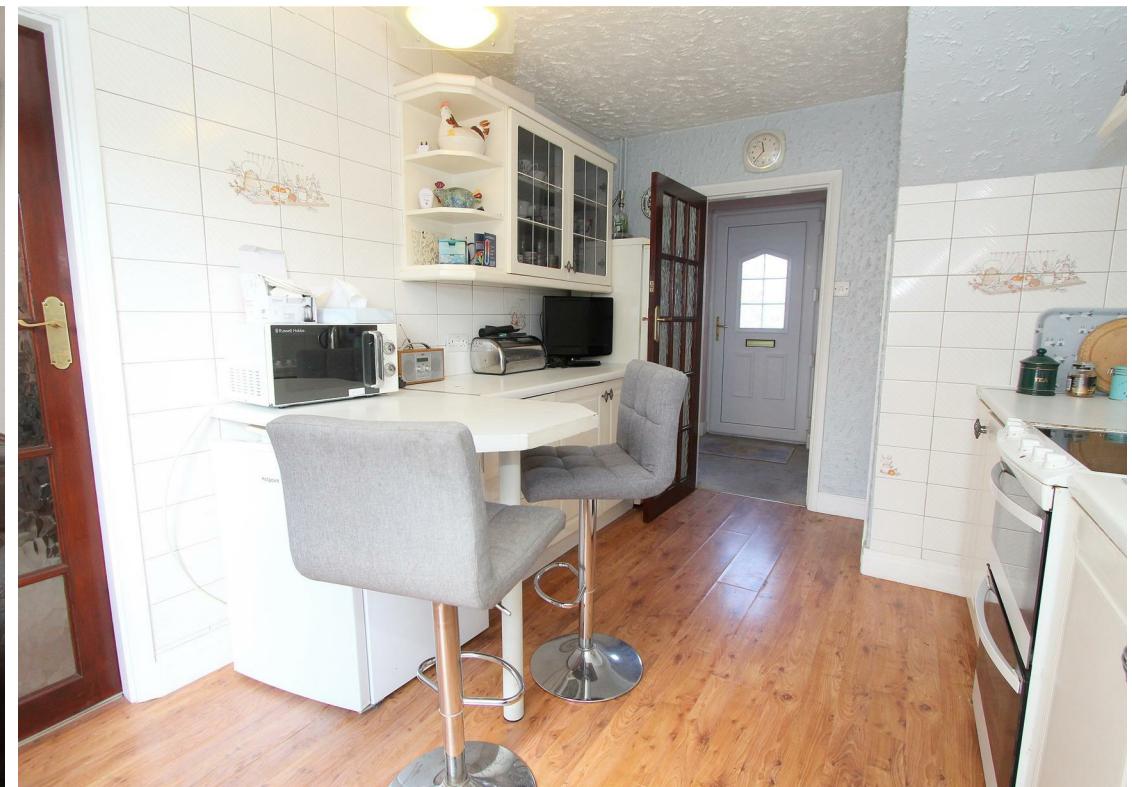
## Front

Block paved driveway providing off street parking with lawn area at side and brick wall border.

## 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.

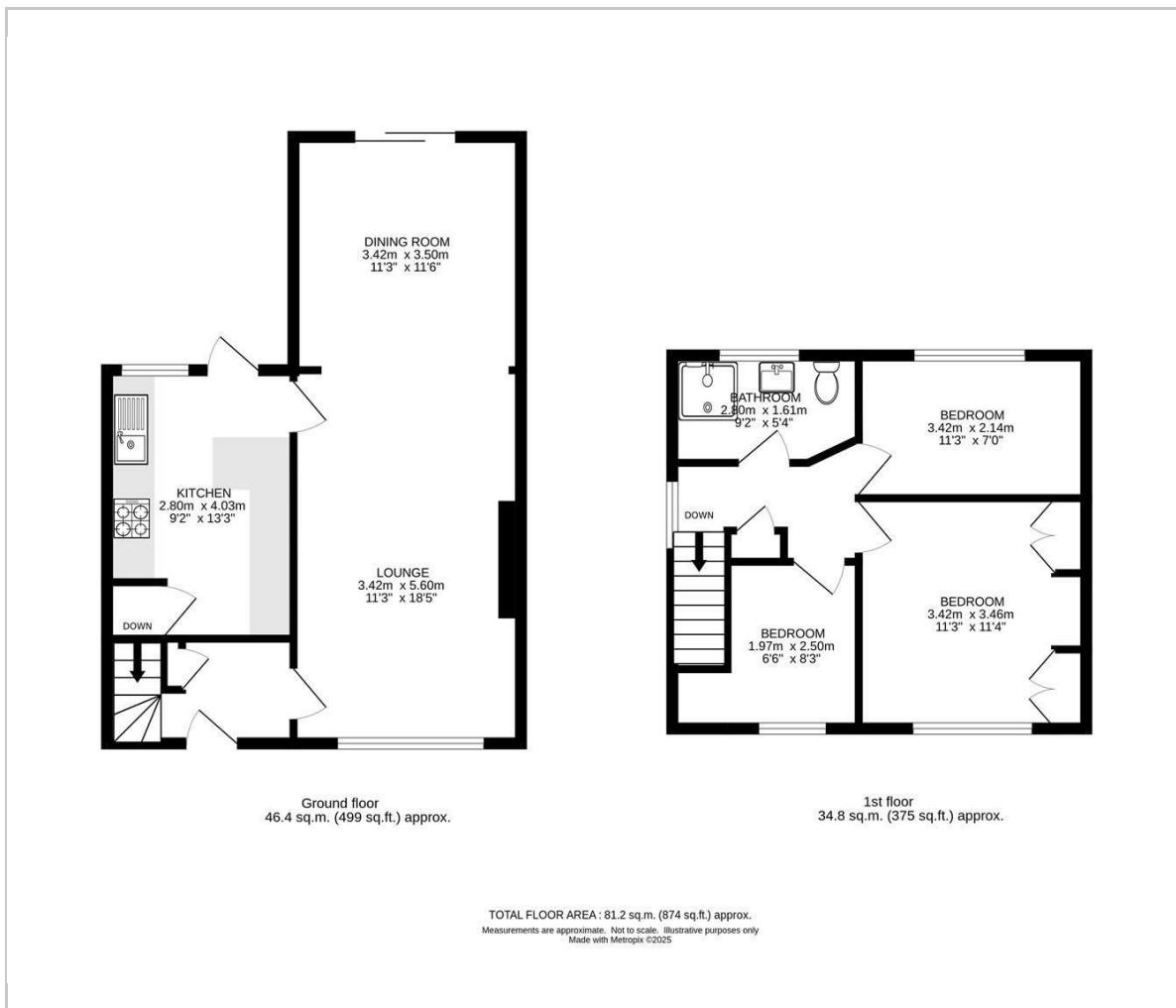








## Floor Plan

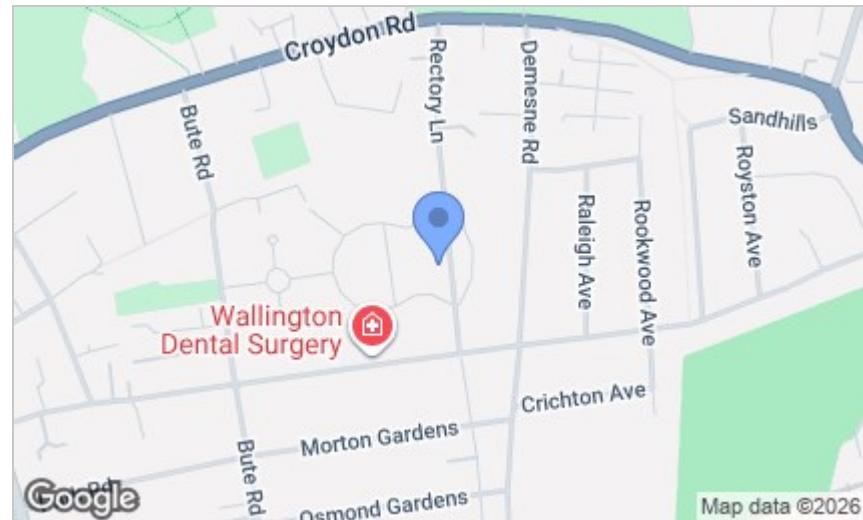


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

