



48 Wordsworth Road, Wallington, SM6 9RH



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Guide price £750,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this spacious five bedroom extended family home, benefitting from a modern open plan kitchen/diner, a downstairs shower room, an en-suite shower room, a pretty rear garden, solar panels and ample off street parking.

This is an ideal purchase for those looking to be close to local grammar schools, with Wilson's Grammar and Wallington High School for Girls within easy walking distance. Wallington High Street is easily accessible with various shops and transport links close by, and Mellows Park provides local green space to enjoy.

Accommodation

Covered entrance
Stained glass wooden front door to..

Entrance hall
Oak flooring, single panel radiator, under stairs storage cupboard, coved ceiling, feature stained glass window to front aspect.

Lounge
UPVC double glazed bay window to front aspect, open fireplace with brick surround, picture rail, double panel radiator.

Kitchen/diner
Range of fitted wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap, inlaid hob with extractor fan above, integrated oven/grill, space for American style fridge/freezer, space and plumbing for washing machine and tumble dryer, integrated dishwasher, UPVC double glazed windows and patio doors to rear aspect, tiled flooring, covered radiator.

Bedroom five / Study
UPVC double glazed window to front aspect, double panel radiator.

Ensuite shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome taps, low-level flush WC,





obscure UPVC double glazed window to side aspect, heated chrome towel rail, extractor fan, coved ceiling.

Stairs to 1st floor landing
Loft access with pulldown ladder (fully boarded)

Bedroom one
UPVC double glazed window to rear aspect, single panel radiator, picture rail.

Ensuite shower room
Consisting of large 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 towel rail, tiled flooring with underfloor heating, shaver point, obscure UPVC double glazed window to rear aspect.



Bedroom two
UPVC double glazed bay window to front aspect, double paddle radiator, picture rail, fitted wardrobes.

Bedroom three
UPVC double glazed windows to front and side aspects, single panel radiator, picture rail.

Bedroom four
UPVC double glazed window to rear aspect, single panel radiator, built in wardrobe.



Bathroom
Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap, heated towel rail, tiled walls, tiled flooring with underfloor heating, extract fan, obscure UPVC double glazed window to front aspect.

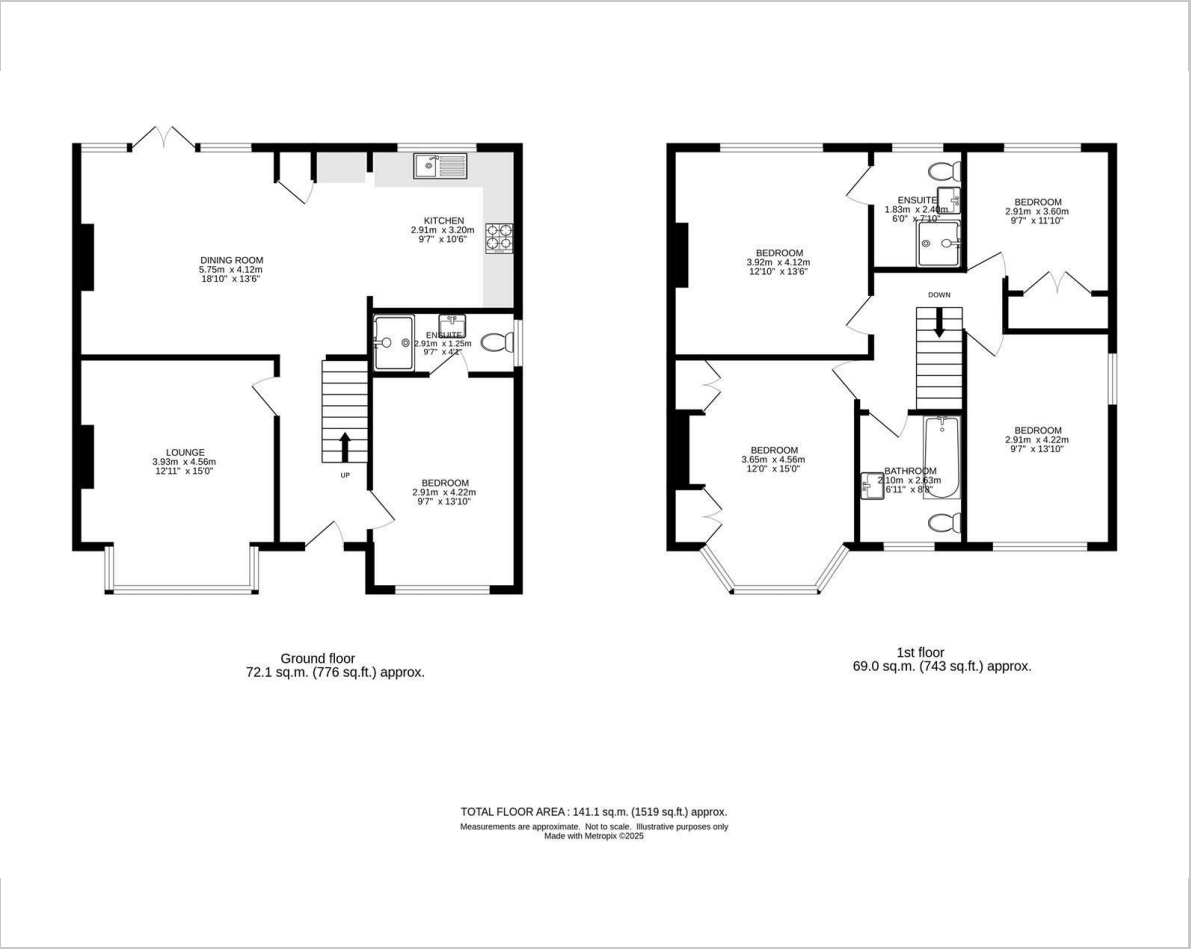
Rear garden (South facing)
Approximately 100ft Large paved patio area leading to lawn section with shrubs and flower beds bordering, brick built storage unit and garden shed, side access, fence enclosed, outside tap, "Tesla" battery to store electricity generated by roof solar panels.

Front
Driveway providing off street parking with lawn area 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

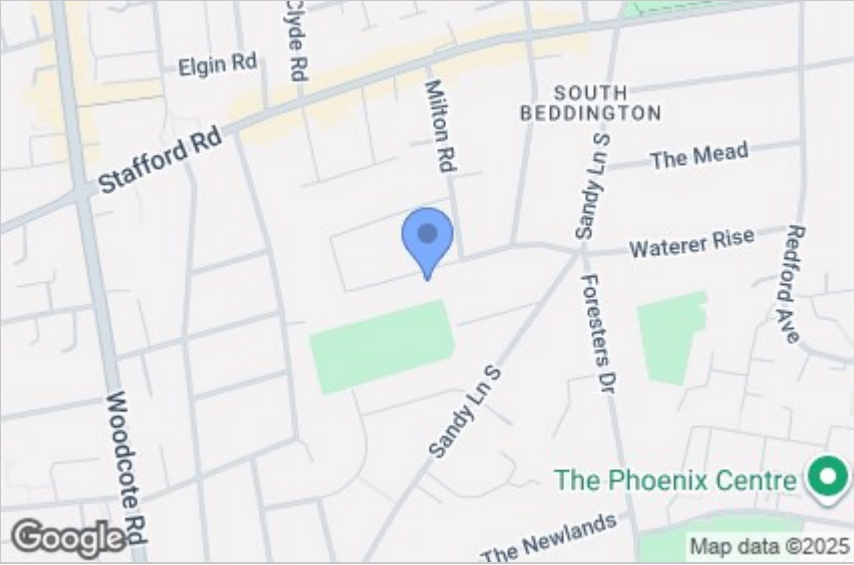


Viewing

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

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Area Map



Energy Efficiency Graph

