58 Apeldoorn Drive, Wallington, Surrey, SM6 9LG

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**Guide price £375,000**

Cromwells
ESTATE AGENTS

# 58 Apeldoorn Drive

## Wallington, SM6 9LG

## Guide price £375,000

Cromwells Wallington are pleased to offer this two bedroom mid terrace home, sold with the benefit of no onward chain. Situated in a desirable modern development in South Wallington, this is an ideal purchase for first time buyers, investors or downsizers. The property offers a large open plan living dining room, a well equipped kitchen, and upstairs two well proportioned double bedrooms and a family bathroom. Outside the property there is a beautifully maintained rear garden, and a garage en-bloc.

There are good transport links nearby, with local bus routes nearby and Wallington and Purley mainline train station giving easy access to London and Gatwick. Local parks, shops and amenities are also within easy walking distance.

## Accommodation

Double glazed Entrance Porch

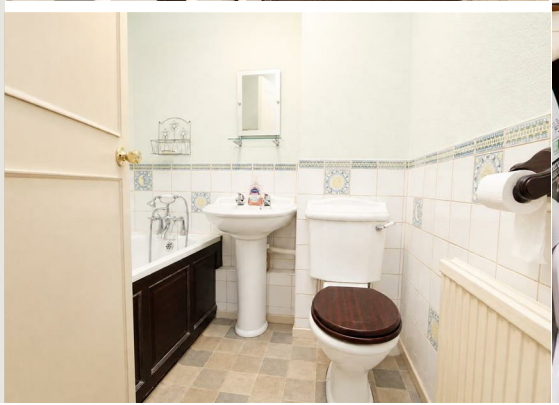
Entrance Hall
Under stairs storage cupboard, radiator, fitted carpet, double glazed window to front aspect

Kitchen
Range of fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, space for cooker with extractor fan above, space for washing machine and fridge freezer, tiled splashback, double glazed window to front aspect, radiator, vinyl flooring.

Reception Room
Radiator, fitted carpet, double glazed window and patio door leading out to garden.

Stairs to 1st floor landing, loft access, fitted carpet

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



Bedroom Two
Fitted wardrobe housing boiler, cupboard housing immersion heater, radiator, fitted carpet, double glazed window to front aspect.

Bathroom
Three piece suite comprising panel enclosed bath with chrome mixer tap and hand shower attachment, pedestal wash hand basin with chrome taps, WC, radiator, part tiled walls, extractor fan, vinyl flooring

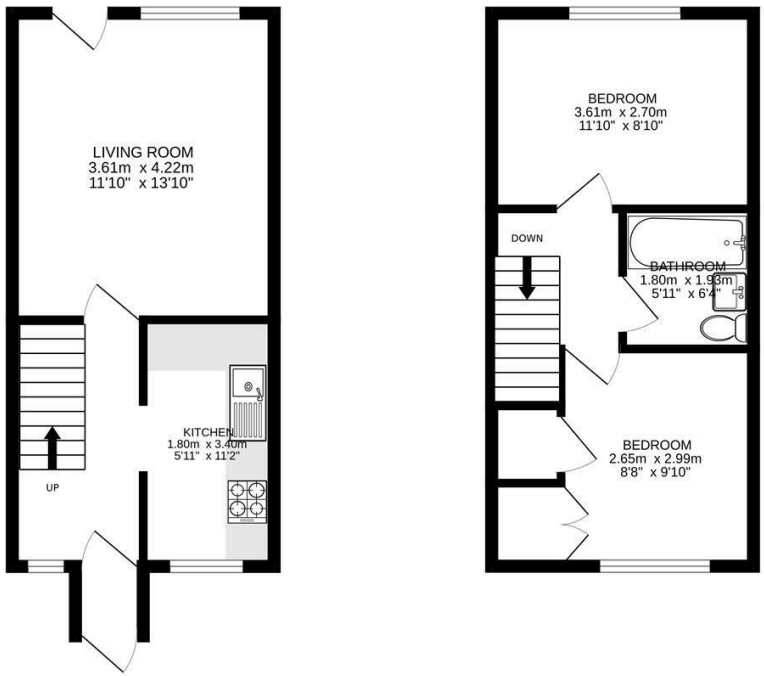
Outside

Rear Garden
Well maintained garden with patio and lawn areas, borders with mature shrubs and flowers, gate providing rear access.

Garage en-bloc with up and over door

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

## Floor Plan




Ground floor
28.4 sq.m. (306 sq.ft.) approx.

1st floor
27.5 sq.m. (296 sq.ft.) approx.

TOTAL FLOOR AREA : 55.9 sq.m. (601 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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## Additional Information

- No chain, probate. Has been applied for, grant of probate awaited.

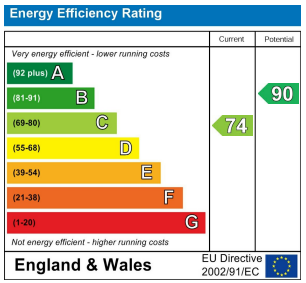
- Boiler in cupboard in front bedroom, installed in 2022, not a combi, works with immersion heater.

- Loft, insulated and part boarded for storage

- Gate at the back of the garden gives rear access via footpath that comes out by block of garages

- Garage en-bloc (the first white door 3rd along on the block)

-Vendor will be leaving the brand new cooker, washing machine and fridge freezer so they are included in the property.




## 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.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as

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.

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