



10 Lindbergh Road, Wallington, SM6 9HB



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**Guide price £400,000**

**Cromwells**  
ESTATE AGENTS



**10 Lindbergh Road**

**Wallington, SM6 9HB**

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Cromwells Wallington are delighted to offer this two double bedroom, CHAIN FREE end of terraced home. The property benefits from a 21ft kitchen/diner, a 14ft lounge and a garage.

One of the key highlights of this home is its proximity to Roundshaw Park, offering residents the opportunity to enjoy leisurely walks, picnics, and outdoor activities right on their doorstep. There are also local shops, amenities and transport links close by, with bus routes serving Morden, Wallington, Sutton and Croydon only a short walk away. Don't miss the opportunity to make this lovely house your home.

### Accommodation

Obscure UPVC double glazed front door to..  
Inner porch  
Double panel radiator, large storage cupboard.

Hallway  
Two storage cupboards, wall mounted digital thermostat.

Lounge  
Large UPVC double glazed window to rear aspect, double panel radiator.

Kitchen/diner  
Range of fitted wall units with matching cupboard and drawers below, granite effect roll top works surfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine, inlaid hob with extractor fan above and oven/grill below, tiled effect flooring, double panel radiator, UPVC double glazed window and door to rear aspect.





Stairs to 1st floor landing  
UPVC double glazed window to front aspect, cupboard housing combination boiler.

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

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

Bathroom  
Comprising panel enclosed bath with chrome taps and thermostatic shower with hand attachment, pedestal wash hand basin with chrome taps, single panel radiator, tiled walls, obscure UPVC double glazed window to front aspect.

Separate WC  
Consisting of low-level push button flush WC, tiled effect flooring, obscure UPVC double glazed window to front aspect.

Rear garden  
Mainly laid to lawn with footpath to rear patio area, storage shed and gated rear access, brick wall and fence enclosed.

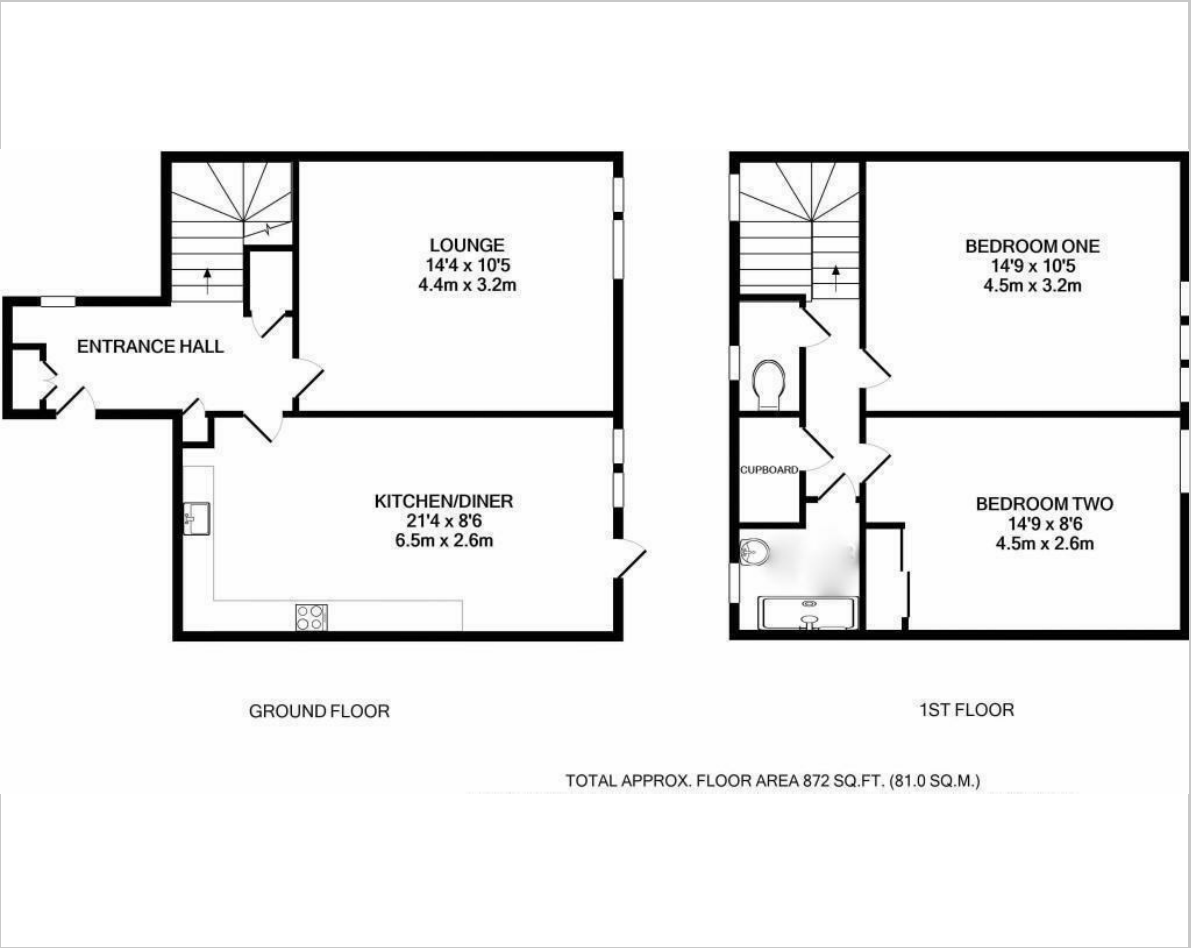
Garage en bloc  
Up/over door at front.

#### 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

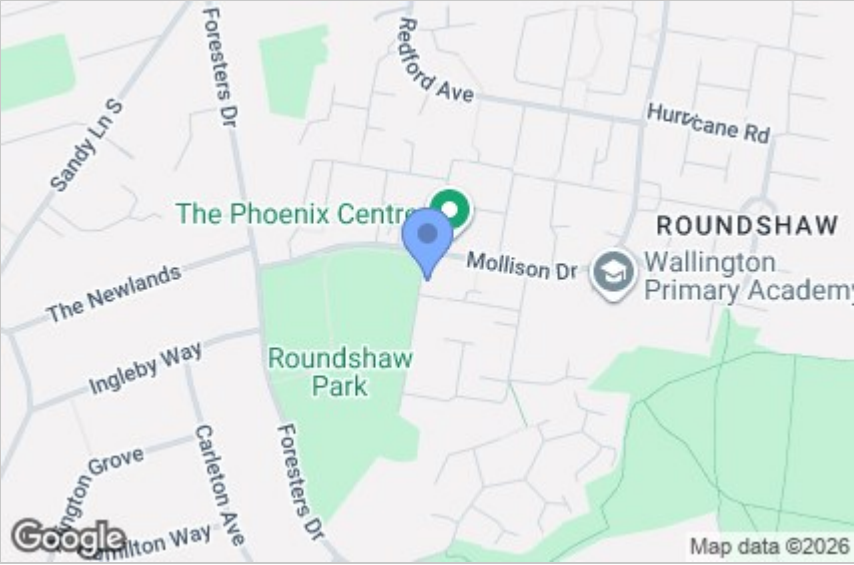


Viewing

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

