

34 Birchwood Avenue, Wallington, SM6 7EN



£637,000

**Cromwells**  
ESTATE AGENTS



# 34 Birchwood Avenue, Wallington, SM6 7EN

Cromwells Wallington are pleased to present this superbly presented four bedroom extended family home, situated in a popular residential road close to Hackbridge train station. The property is beautifully presented throughout, and is a perfect choice for those looking for something ready to move straight into! On the ground floor you will find an inviting and spacious open plan kitchen diner and family room, and a separate homely lounge. On the first floor there are three well proportioned bedrooms and a modern family bathroom, and a second floor for primary double bedroom with an en-suite shower room for added convenience. Outside the property there is an impressive rear garden with a large lawn and patio area, plus a paved driveway at the front providing off street parking.

This wonderful home must be viewed to appreciate the size and space it has to offer. It is excellently located for transport links, with Hackbridge train station just a short walk away. Beddington Park and The Wandle trail offer local green space to enjoy, together with local shops and supermarkets close by.

**Accommodation**  
Sheltered Entrance  
Stained glass composite front door leading to..

**Spacious Entrance Hall**  
Tiled effect flooring, obscure stained glass window to front aspect, covered radiator, picture rail, under stairs storage cupboard.

**Lounge**  
UPVC double glazed window to front aspect, covered radiator, picture rail, feature cast iron fireplace.

**Open plan Kitchen/Diner/Family Room**  
Range of fitted wall units with matching cupboards and drawers below, Quartz worktops with inlaid sink and chrome mixer tap with hose attachment, inlaid five ring gas hob with extractor fan above, integrated double oven and microwave, integrated dishwasher and washing machine, space for American style fridge/freezer, tiled effect flooring, breakfast bar area, covered radiator, two electric Velux windows, double glazed bifold doors and window to rear aspect.

**Stairs to 1st floor landing**  
UPVC double glazed window to side aspect.

**Bedroom Two**  
UPVC double glazed window to front aspect, single panel radiator, picture rail, feature cast iron fireplace.

**Bedroom Three**  
UPVC double glazed bay window to rear aspect, single panel radiator, feature cast iron fireplace, picture rail, dado rail.

**Bedroom Four**  
UPVC double glazed oriel bay window to front aspect, single panel radiator, picture rail.

**Family Bathroom**  
Modern three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push

button flush WC, heated chrome towel rail, fitted storage cupboard, two obscure UPVC double glazed windows to rear aspect, coved ceiling.

**Stairs to 2nd floor**  
Obscure UPVC double glazed windows to side aspect.

**Bedroom One**  
Two Velux windows to front aspect and UPVC double glazed window to rear, double panel radiator, eaves storage.

**En-suite Shower Room**  
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, obscure UPVC double glazed window to rear aspect, extractor fan, heated chrome towel rail.

**Rear Garden (Southerly aspect)**  
Approximately 80ft  
Indian sandstone paved patio area leading to lawn section with further patio at rear, mature shrubs and flowerbeds bordering, fence enclosed, garden shed, outside tap.

**Front**  
Block paved driveway providing off street parking.

**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

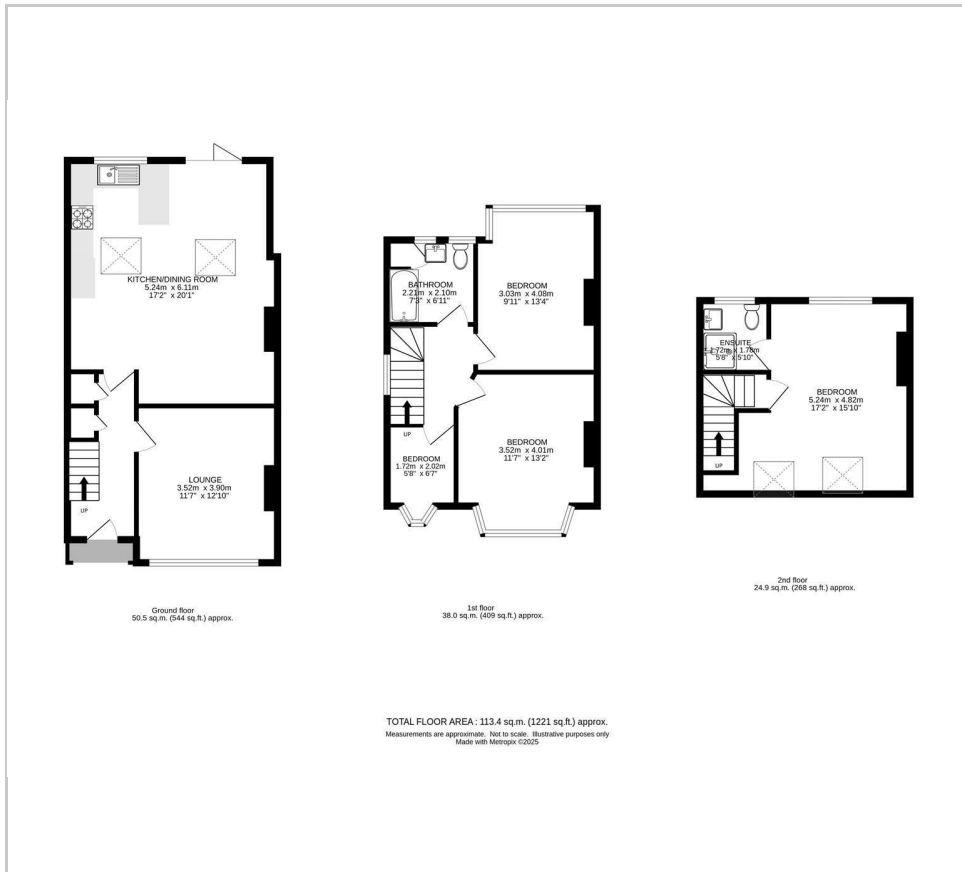








## Floor Plan



## Additional Information

Lived 13 years

Boiler - Worcester Bosch about 12 yrs old - serviced

Rear extension - 2019

Loft extension - 2015

The kitchen floor is linoleum. It is in the form of tiles like a laminate. It is from Howdens. Underneath is floorboards in the hallway and there is a mixture of concrete and floorboards in the kitchen depending on the extended part

South facing garden with River Wandle to the rear

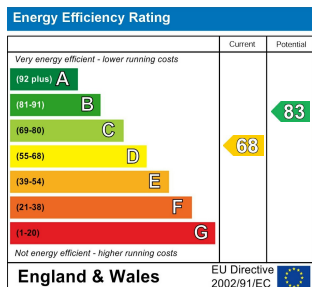
Boundary - Back garden LHS & back

The top oven is also a microwave

The velux in the kitchen are electric and have rain sensors

No one over looking the garden

Fence to the left and back in the garden



## 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 statements of fact.

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.