



22 Bute Court, Wallington, Surrey, SM6 8AG



Guide price £279,950

**Cromwells**  
ESTATE AGENTS





Cromwells Wallington are pleased to offer this well presented two bedroom ground floor flat, situated in a desirable small development set back from the road. The property offers a rear garden, a spacious bay fronted living room, two bedrooms and a modern bathroom and kitchen.

The property has a superb central location with a fantastic range of shops, cafes and amenities nearby. Ideally located for those looking for good transport links, with several bus links serving Morden, Carshalton, Wallington, Purley, Sutton and beyond, and Wallington mainline train station with its great links into Central London.



#### Accommodation

Door into communal hallway. Front door into

#### Entrance Hall

Radiator, wood laminate flooring.

#### Living Room

Built-in storage cupboards, radiator, wood laminate flooring, double glazed window to front aspect with bespoke fitted shutters.

#### Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl with chrome mixer tap, integrated oven and induction hob with extractor fan above, space for tall fridge freezer and washing machine, tiled splashback, vinyl floor, double glazed window to rear aspect.

#### Bathroom

Panel enclosed bath with chrome mixer tap, thermostatic shower, vanity wash handbasin with chrome mixer tap and storage below, heated chrome towel rail, tiled walls and flooring, double glazed obscure window to front aspect.

#### Separate WC

#### Bedroom One

Range of fitted wardrobes, radiator, wood laminate

flooring, double glazed window to rear aspect.

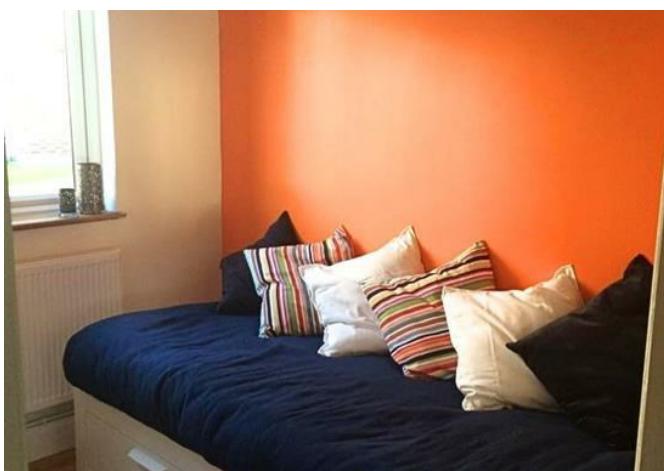
#### Bedroom Two

Radiator, wood laminate flooring, double glazed window to front aspect.

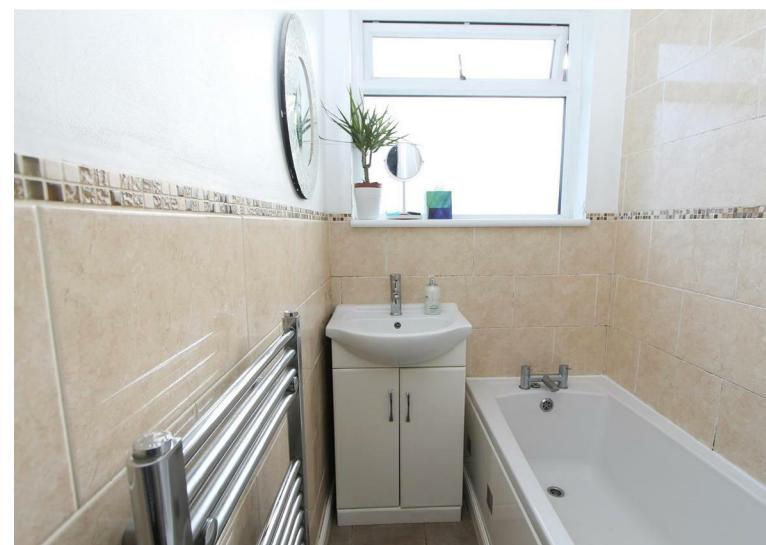
#### Outside

#### Rear Garden

Private section of rear garden with lawn area and shed.



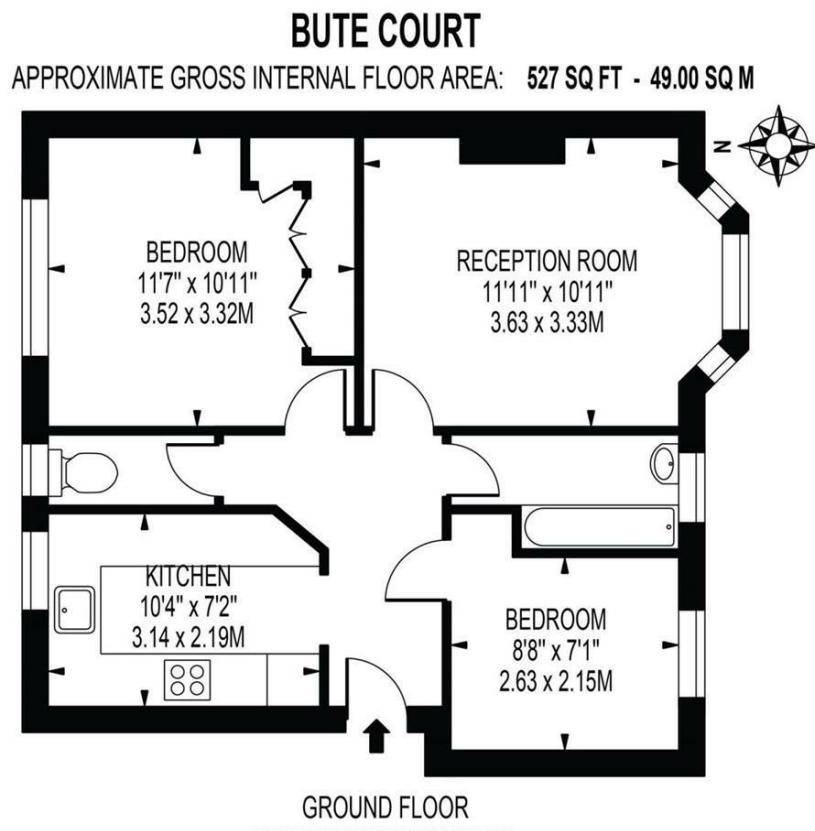
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Floor Plans



## Area Map

