36 Cowper Gardens, Wallington, SM6 9RL

4 2 2

Offers in excess of £635,000

Cromwells
ESTATE AGENTS

36 Cowper Gardens, Wallington, SM6 9RL

Cromwells Wallington are delighted to offer this beautiful extended family home. The property offers modern open plan living, two bathrooms, a stunning 29ft kitchen/diner, a pretty rear garden and off street parking. *NO ONWARD CHAIN*

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

UPVC double glazed entrance porch
Quarry tiled step

Obscure stained glass wooden front door.

Entrance hall
Wood flooring, obscure glazed window to front aspect, double panel radiator, dado rail, picture rail, coved ceiling, under stairs storage cupboards with space and plumbing for washing machine.

Lounge
Aluminium double glazed with hardwood bay window to front aspect, double panel radiator, open fireplace (for log burner), wood laminate flooring, coved ceiling.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap with hose attachment, inlaid hob with oven/grill below and extractor fan above, space and plumbing for dishwasher, space for double tall standing fridge/freezer, tiled splash back, cupboard housing "Worcester" combination boiler, wood flooring, modern radiator, UPVC double glazed window to side aspect.

Dining area/family room
Two feature skylights and window at side, double glazed aluminium sliding doors to rear aspect, modern radiators, feature log burner, wood laminate flooring.

Stairs to 1st floor landing
Fitted storage cupboard

Bedroom two
Aluminium double glazed window to front aspect, wood laminate flooring, single panel radiator, picture rail.

Bedroom three
Aluminium double glazed window to rear aspect, single panel radiator, picture rail, wood laminate flooring.

Bedroom four
Aluminium double glazed window to front aspect, single panel radiator, wood laminate flooring, picture rail.

Bathroom
Modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, wood effect flooring, part tiled walls, heated chrome towel rail.

Stairs to 2nd floor
Velux window to front aspect.

Main bedroom
UPVC double glazed window to rear aspect and Velux window at front, access to eaves storage, covered radiator.

En suite shower room
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, heated towel rail, tiled flooring, part tiled walls, extractor fan, UPVC double glazed window to rear aspect.

Rear garden - approximately 80ft
Large paved patio area with steps leading to lawn section with shrubs and flower beds bordering, two garden sheds, fence enclosed, outside water power supply, gated side access.

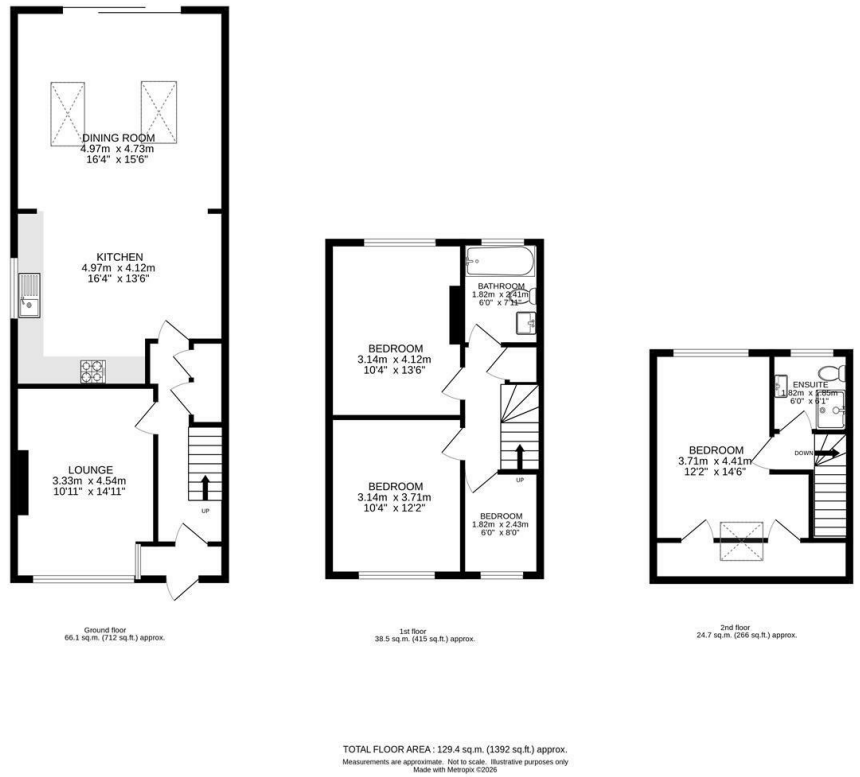
Front
Driveway providing off street parking.

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

VARIDESK.com

SEA
OTTER
CROSSING

Floor Plan



Additional Information

Lived 7 years ago - NO CHAIN.

Rear extension - 3 years ago.

Front of house painted - 3 years ago.

Redecorated throughout 1 year ago.

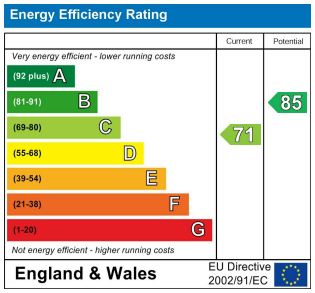
Boiler - kitchen, combi/ condenser highly efficient - 3 years old.

New oven - 3 years ago.

Loft extension done by previous/previous seller 15 years ago.

Patio in garden done 3 years.

Garden is north facing.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 020 8647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

Cromwells
ESTATE AGENTS