7 The Brandries, Wallington, Surrey, SM6 7NA

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Offers in excess of £525,000

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ESTATE AGENTS

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Nestled in the desirable area of The Brandries, Wallington, this charming semi-detached house offers a perfect blend of comfort and modern living. The open-plan kitchen diner is a standout feature which serves as a fantastic social space, seamlessly connecting to a welcoming separate lounge, making it perfect for family gatherings or hosting friends.

Upstairs, you will find three well-proportioned bedrooms, providing ample space for a growing family or guests. The modern bathroom has been tastefully updated, ensuring a fresh and contemporary feel throughout the home. The current owners have beautifully presented the property, allowing you to move in with ease and start enjoying your new surroundings immediately.

The location is particularly advantageous, with local shops, bus links, and the scenic River Wandle all within easy reach. For those who enjoy the outdoors, the expansive Beddington Park is nearby, offering a lovely setting for leisurely strolls and various outdoor activities.

Additionally, the property boasts a driveway with off-street parking for two vehicles, a valuable feature in this sought-after area. There is also great potential to extend the property, subject to obtaining the necessary planning permissions, allowing you to tailor the home to your specific needs.

This delightful residence presents an excellent opportunity for families seeking a well-connected and comfortable home in Wallington. Do not miss the chance to make this property your own.

Accommodation

Entrance Hall
Laminate flooring, radiator, understairs storage cupboard, double glazed obscure window to side aspect

Living room
Laminate flooring, double glazed bay window to front aspect, radiator,

Open Plan Kitchen Diner
Range of grey modern fitted kitchen units and drawers with marble effect worktop. inset one and half bowl composite sink with chrome mixer tap, integrated fridge freezer. washing machine, microwave, two ovens, gas hob and extractor hood above, cupboard housing 'Worcester' boiler, pull out pantry cupboard, laminate flooring, radiator, double glazed window and French doors opening out to garden

Stairs to 1st floor landing
Airing cupboard, double glazed obscure window to side aspect, fitted carpet, access to loft.

Bedroom One
Double glazed bay window to front aspect, fitted carpet, radiator

Bedroom Two
Double glazed window to rear aspect, radiator, fitted carpet

Bedroom Three
Double glazed window to front aspect, radiator, fitted carpet

Bathroom
Modern three-piece suite comprising bath with shower screen and chrome mixer tap with showerhead attachment, vanity wash hand basin with chrome mixer tap and storage below, WC, heated chrome towel rail, part tiled walls, vinyl flooring, double glazed obscure window to rear aspect.

Outside

Driveway providing off street parking for two cars, side access.

Rear Garden
Paved patio area, artificial lawn section, fence enclosed, gate providing side access

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life
eat
cake

enjoy
life
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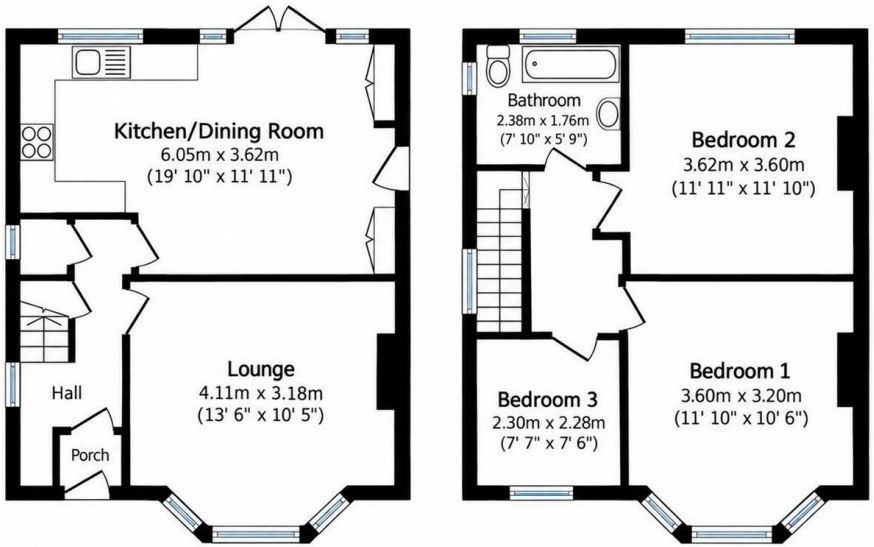
cake

IT'S
GOOD DAY
TO HAVE
A GOOD DAY
TEXT ME
IF YOU
NEED
TOILET
TOILET ROLL

Floor Plan



Total floor area 88.0 m² (947 sq.ft.) approx

Not to scale, measurements are approximate only, for illustrative purposes only.

Additional Information

-Vendors are upsizing locally, to find

-Kitchen/diner was refurbished in 2021, knocked down the wall to create an open plan space

- Boiler is Worcester Bosch combi - installed in 2021

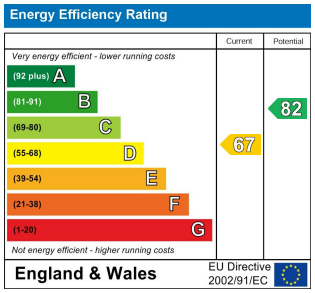
- Bathroom redone in 2019

- Garden landscaped in 2022

- Chimney breasts removed in lounge (with building control sign off)

- Loft has a pull down ladder and boarded for storage

- Boundary line is left hand side



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.

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