



21 Mariette Way, Wallington, SM6 9NL



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Guide price £440,000

Cromwells
ESTATE AGENTS



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Overview

NO ONWARD CHAIN Nestled in the charming area of Mariette Way, Wallington, this delightful three-bedroom house offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a spacious lounge/diner, ideal for both relaxation and entertaining guests. The sun room, bathed in natural light, provides a serene space to unwind while enjoying views of the garden.

For those with vehicles, there is a garage en bloc, offering additional storage or parking options.

One of the standout features of this home is its proximity to excellent schools, making it an ideal choice for families. Additionally, the beautiful Roundshaw Downs is just a stone's throw away, providing a wonderful opportunity for outdoor activities and leisurely walks.

This property is not just a house; it is a place where you can create lasting memories. With its appealing features and prime location, it is a must-see for anyone looking to settle in Wallington.

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Accommodation
UPVC double glazed entrance porch
Tiled flooring, large storage cupboard.

Obscure UPVC double glazed front door to..

Entrance hall
Would effect flooring, single panel radiator.

Lounge/diner
UPVC double glazed window to rear aspect and doors leading to sunroom, coved ceiling, double panel radiator, wall mounted thermostat, access to large under stairs storage cupboard.

Sunroom
Double glazed windows to side and rear aspects and sliding door leading to rear garden, tiled flooring, single panel radiator.

Kitchen
Range fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and dishwasher, space for cooker, space for tall standing fridge/freezer, wall mounted boiler, wood effect flooring, tiled splash back, UPVC double glazed window to front aspect.

Stairs to 1st floor landing
Loft access, airing cupboard.

Bedroom one
UPVC double glazed window to front aspect, single panel radiator, coved ceiling.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bedroom three
UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bathroom
Consisting of panelled walk in cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low level push button flush WC, tiled effect flooring, part tiled walls, single panel radiator, obscure UPVC double glazed window to front aspect.

Rear garden (South facing)
Paved patio areas with mature shrubs bordering, fishpond, fence enclosed, gated rear access.

Garage en bloc
Up/Over door at front.

EPC AND FLOOR PLAN COMING SOON...

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

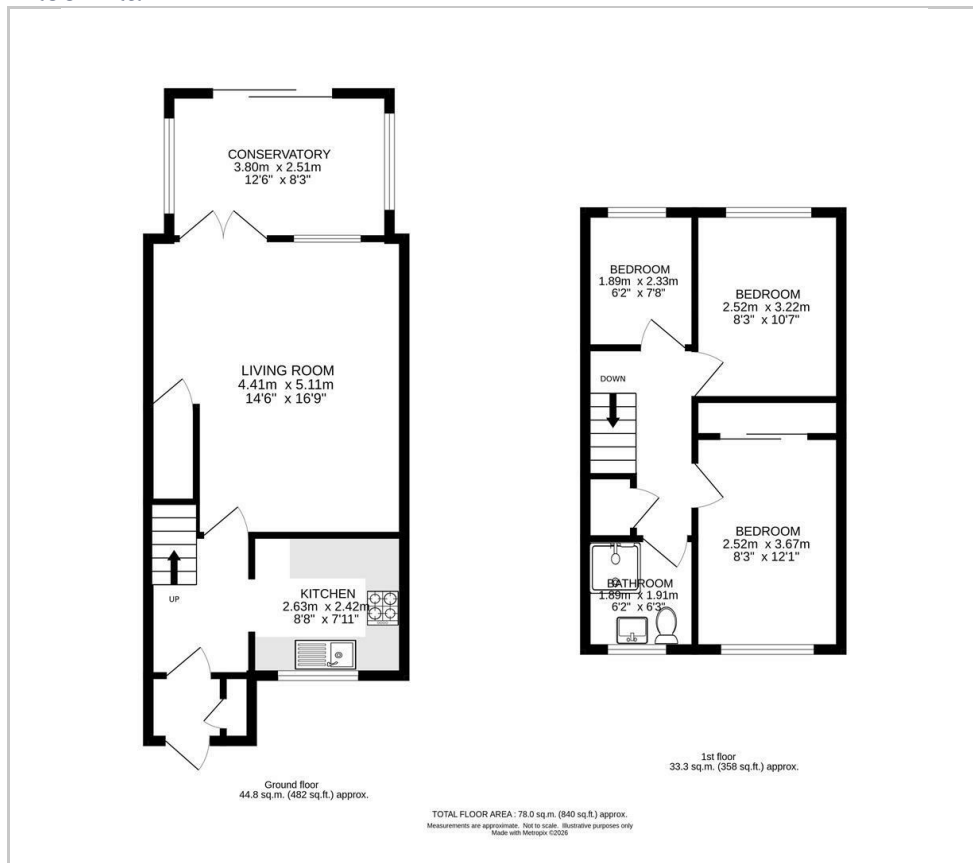






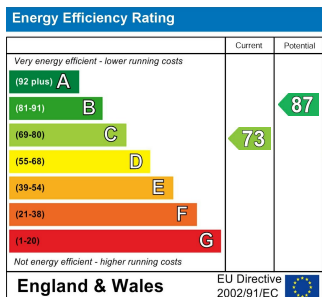


Floor Plan



Area Map

- No chain, in the family for 20 years.
- Probate, this has been granted.
- Condensing boiler, this is approx 2 years old. The water tank is in the airing cupboard.
- Built approx 1990's.
- No major works taken place.
- Loft access with a pull down ladder. Loft is part boarded.
- Left hand boundary.



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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