



Fern Cottage, 93 Stafford Road, Wallington, SM6 9AP



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Guide price £425,000

Cromwells
ESTATE AGENTS



Fern Cottage, 93 Stafford Road

Wallington, SM6 9AP

Don't miss out on this charming two-bedroom period terraced home on Stafford Road in the heart of Wallington. This delightful property boasts two reception rooms and two good sized bedrooms, perfect for a small family, first time buyers or investors alike! The recently modernised bathroom adds a touch of luxury to this character-filled home. One of the highlights of this property is the excellent sized rear garden, providing a lovely outdoor space for you to relax and socialise with family and friends.

Situated in a convenient central location, you'll find yourself just a stone's throw away from shops, the high street, and various transport links, making daily errands a breeze. There is great potential for extension, subject to relevant planning permissions, offering you the opportunity to tailor this lovely home to your specific needs.

Accommodation
Part glazed front door leading into

Entrance Hall
Radiator, under stairs storage cupboard, laminate flooring.

Living Room
Feature fireplace, built-in storage and shelving, radiator, solid wood flooring, double glazed sash window to front aspect.

Dining Room
Feature fireplace, radiator, laminate flooring, door into lean to.

Lean To
Storage space and patio door leading out to garden.

Kitchen
Range of fitted kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl stainless steel sink





with chrome mixer tap, integrated oven/grill and gas hob, space for tall fridge/freezer, washing machine and tumble dryer, wall mounted 'Worcester' combination boiler, double glazed window to rear aspect, window to side aspect.

Bedroom One

Double glazed sash windows to front aspect, radiator, fitted carpet.

Bedroom Two

Double glazed window to rear aspect, radiator, fitted carpet.

Bathroom

Luxury modern suite comprising of shower cubicle with sliding door, electric shower, panel enclosed bath with chrome mixer tap and hand shower attachment, pedestal wash hand basin with chrome mixer tap, WC, radiator, double glazed window to rear aspect, part tiled walls, vinyl floor, built in storage cupboard.

Outside

Front Garden

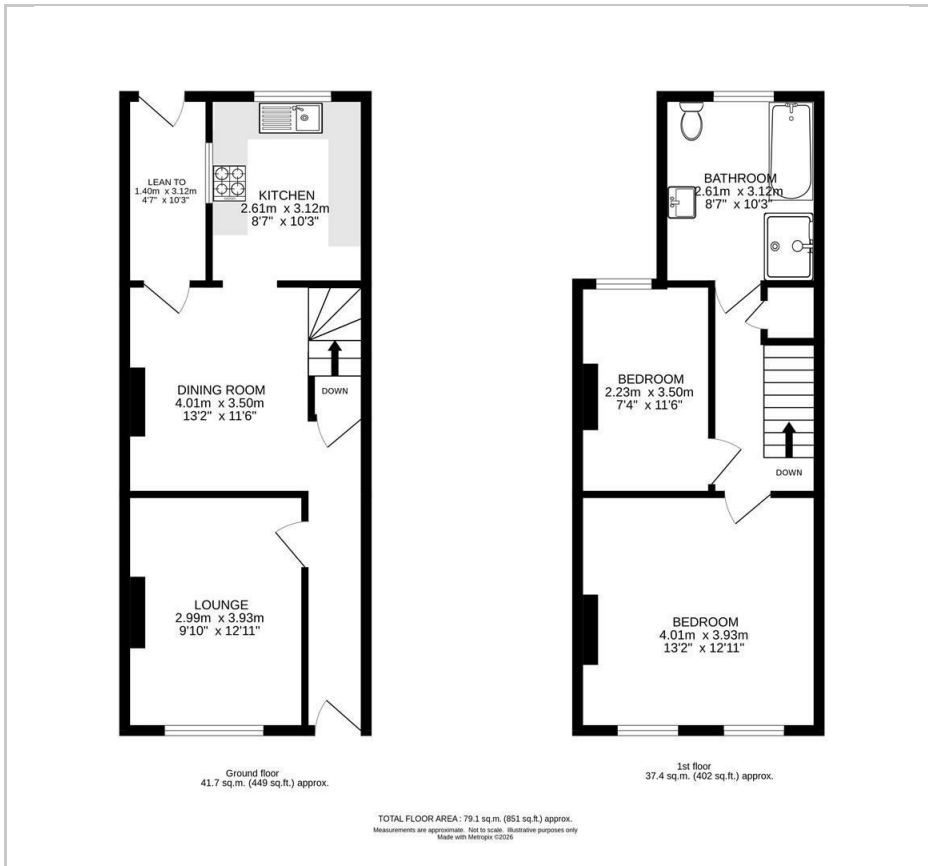
Rear Garden

Well maintained garden with large lawn area, patio decking area, fence enclosed.

BUYER'S INFORMATION

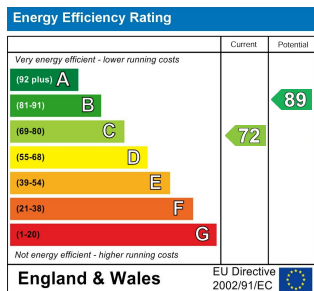
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Floor Plan



Additional Information

Owner upsizing locally, to find
 Boiler 3/4 years old - in kitchen
 Flooring in living room - 5 years old
 New windows - 8/9 years ago
 Bathroom redone in 2022
 Roof redone 2017
 House was damp proofed 9 years ago
 Decking in garden 2 years ago.
 Party wall agreements with both neighbours for their lofts, has paperwork.
 Council Tax band C



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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