



"Marston" Park Road, Wallington, Surrey, SM6 8AH



Guide price £775,000

Cromwells  
ESTATE AGENTS



# "Marston" Park Road

Wallington, SM6 8AH

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**\*CHAIN FREE\*** A rare chance to acquire an immaculately presented four bedroom extended family home. The property is situated in a popular location close to all local shops and transport links and benefits from a 21ft lounge, a utility room, a downstairs WC and off street parking.

Situated in a prime central location, this home is just a stone's throw away from Wallington's bustling high street, with convenient bus and train links that are ideal for commuters. Families will appreciate the proximity to excellent schools, including easily accessible grammar schools, making this property a perfect choice for those seeking a vibrant community.

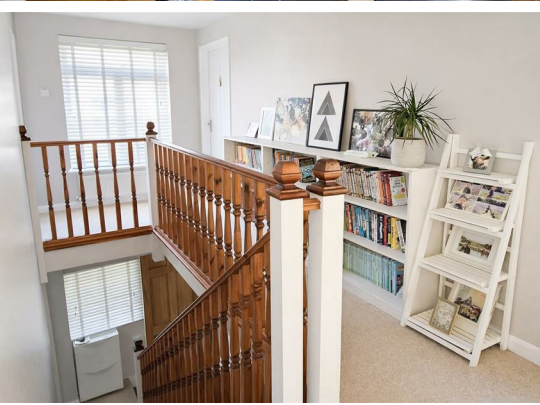
**Accommodation**  
Part Glazed Entrance Porch:  
Wooden front door to:

**Spacious Entrance Hall:**  
Obscure glazed window to front aspect, single panelled radiator, Karndean flooring, large understairs storage, wall light, wall mounted alarm panel, security sensor.

**Lounge:**  
21'4 x 11'7 (6.50m x 3.53m)  
UPVC double glazed window to front aspect, double panelled radiator and single panelled radiator, open fireplace with brick surround, wall lights, coved ceiling, security sensor, wall mounted thermostat.

**Dining Room:**  
11'11 x 9'9 (3.63m x 2.97m)  
UPVC double glazed doors to rear aspect and window to side, Karndean flooring, double panelled radiator, coved ceiling.

**Kitchen:**  
13'2 x 7'11 (4.01m x 2.41m)  
Range of fitted wooden wall units with matching doors and drawers below, granite effect roll top work surface with inset "Blanco" sink and chrome mixer tap, inset gas hob with oven/grill below, and extractor fan above, space and plumbing for dishwasher, display underlighting, UPVC double





glazed window to rear aspect, breakfast bar.

**Utility Room:**

8'11 x 6'2 (2.72m x 1.88m)  
Range of fitted wooden cupboards and wall units, inset stainless steel sink and chrome mixer tap, space for oven, space and plumbing for washing machine, space for tall standing fridge/freezer, Karndean flooring, obscure UPVC double glazed window to side aspect, extractor fan.

**Downstairs WC:**

Consisting of low level push button flush WC, wash hand basin with chrome mixer tap, heated chrome towel rail, tiled walls, tiled flooring, extractor fan, obscure UPVC double glazed window to side aspect.



**Bedroom 4/Study:**

11'11 x 8'2 (3.63m x 2.49m)  
UPVC double glazed window to front aspect, single panelled radiator, tiled effect flooring.

**Stairs to Spacious First Floor Landing:**

Storage cupboard, single panelled radiator, loft access, airing cupboard, UPVC double glazed window to front aspect, security sensor.

**Master Bedroom:**

13'9 x 11'8 (4.19m x 3.56m)  
UPVC double glazed window to rear aspect, single panelled radiator, wood effect flooring.

**Bedroom 2:**

13'7 x 8'8 (4.14m x 2.64m)  
UPVC double glazed window to front aspect, single panelled radiator, laminate flooring.

**Bedroom 3:**

11'11 x 7'10 (3.63m x 2.39m)  
UPVC double glazed window to front aspect, single panelled radiator, laminate flooring.

**Bathroom:**

Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, pedestal wash hand basin with chrome mixer tap, low level push button flush WC, double panelled radiator, Karndean flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

**Rear Garden:**

Approx 80ft. Mainly laid to lawn with a paved patio and side access. Features include mature shrubs, a pergola, and an outside tap. Three garden sheds, and a home office equipped with power/lighting and air conditioning.

**Front:**

Paved driveway providing off street parking with lawn area at side, hedge and fence border, outside tap.



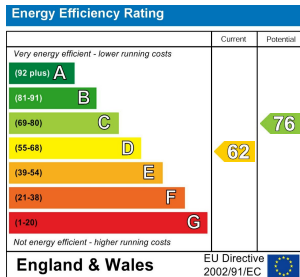
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## Floor Plan



## Additional Information



## 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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