







35 Brabazon Avenue, Wallington, SM6 9ES

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Guide price £375,000

Cromwells
ESTATE AGENTS

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Wallington, SM6 9ES

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** CHAIN FREE ** Nestled on the desirable Brabazon Avenue in Wallington, this delightful end-terrace house offers a spacious and comfortable home with great scope to modernise and make it your own. Spanning an impressive 959 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

Downstairs the property features a bright and airy reception room, a kitchen/diner, a spacious hallway with good storage space, and a rear garden.

One of the key highlights of this home is its proximity to Roundshaw Park, offering residents the opportunity to enjoy leisurely walks, picnics, and outdoor activities right on their doorstep. There are also local shops, amenities and transport links close by, with bus routes serving Morden, Wallington, Sutton and Croydon only a short walk away. Don't miss the opportunity to make this lovely house your home.







Accommodation

Sheltered Entrance:
Part double glazed front door to

Entrance Hall
Radiator, two cupboards and understairs storage.

Lounge
Large UPVC double glazed window to rear aspect, double panelled radiator, fitted carpet.

Kitchen/Breakfast Room
Range of fitted kitchen units with matching doors and drawers below, laminate worktop with inset stainless steel sink and chrome mixer tap, space for fridge freezer and washing machine, integrated oven with gas hob and extractor fan above, wall mounted boiler, fitted cupboards, radiator, UPVC double glazed window to front aspect and sliding door to rear.

Stairs to First Floor Landing

Obscure UPVC double glazed window to front aspect, radiator, cupboard housing hot water tank.

















Bedroom One
UPVC double glazed window to rear aspect, radiator, wall lights, fitted carpet

Bedroom Two
UPVC double glazed window to rear aspect, radiator, loft access, fitted carpet, built in wardrobe.

Bathroom
Comprising panel enclosed bath with chrome taps and thermostatic shower, wash hand basin with chrome taps, radiator, part tiled walls, obscure UPVC double glazed window to front aspect.

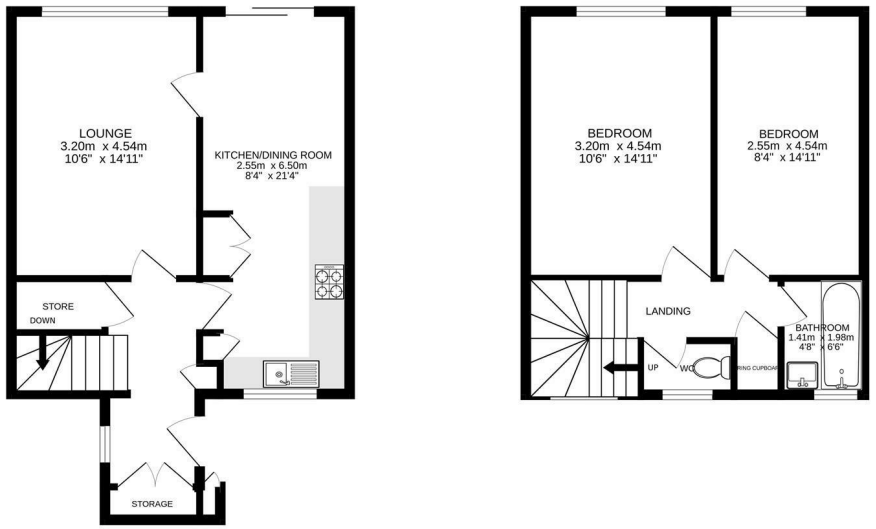
Separate WC
Consisting of low level push button flush WC, obscure UPVC double glazed window to front aspect.

Outside

Rear Garden
Patio area, artificial lawn section, borders with shrubs, shed, rear access gate.

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

Floor Plan



Ground floor
41.0 sq.m. (441 sq.ft.) approx.

TOTAL FLOOR AREA : 78.4 sq.m. (844 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1st floor
37.5 sq.m. (404 sq.ft.) approx.

Additional Information

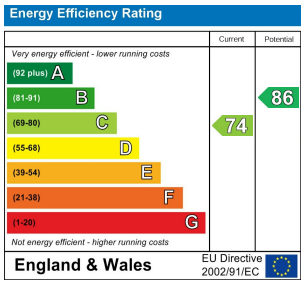
- No onward chain, property has been rented out.

- Bought in 2018

- Added new kitchen

-Parking free on the street

-Boiler in kitchen



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

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