



21B Stanley Park Road, Wallington, SM6 0HL



Guide price £890,000

**Cromwells**  
ESTATE AGENTS



# 21B Stanley Park Road, Wallington, SM6 0HL

Nestled on the desirable Stanley Park Road in Wallington, this impressive detached house offers a perfect blend of modern living and family comfort. With four generously sized double bedrooms, this property is ideal for families seeking ample space. The home boasts three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or study.

The heart of the home is the sociable kitchen breakfast room, which has been thoughtfully designed to create a bright and inviting atmosphere. Additionally, the property features two modern bathrooms, ensuring convenience for busy households.

Outside, you will find a lovely large south-facing garden, perfect for enjoying sunny days and outdoor activities. The front of the property is equally impressive, with a spacious driveway that accommodates parking for several vehicles, offering ease and accessibility.

## Accommodation

Entrance Porch with double glazed UPVC door and windows.

## Hallway

Under stairs storage cupboard, wood parquet flooring

## Study Room

Wood parquet flooring, double glazed window to front aspect, radiator.

## Reception Room

Wood parquet flooring, radiator, double glazed window to front aspect.

## Living Room

Wood parquet flooring, two radiators, double glazed window to rear aspect, double glazed obscure window to side aspect.

## Shower Room

Three piece suite comprising corner shower cubicle, electric 'Mira' shower, pedestal wash hand basin, WC, radiator, tiled walls, resin flooring, extractor fan.

## Kitchen Diner

Range of modern white gloss fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with mixer tap, integrated oven/grill, gas hob and extractor fan above, integrated wine cooler, space for dishwasher and American fridge freezer, splashback, tiled flooring, radiator, double glazed UPVC sliding doors opening out to garden.

## Utility Room

Fitted units with laminate worktop and inset stainless steel sink, space and plumbing for washing machine and tumble dryer, wall mounted 'Worcester' boiler, double glazed window to rear aspect, radiator, tiled flooring.

## Stairs to 1st floor landing

Fitted carpet, double glazed window to front aspect, airing cupboard.

## Bedroom One

Radiator, laminate flooring, fitted wardrobe, double glazed window to front aspect.

## Bedroom Two

Built-in wardrobe and dressing table, laminate flooring, radiator, double glazed windows to front and side aspect.

## Bedroom Three

Radiator, wood flooring, double glazed window to rear aspect

## Bedroom Four

Range of built in wardrobes, wood flooring, radiator, double glazed window to rear aspect

## Bathroom

Three piece suite comprising of panel enclosed bath with shower screen, thermostatic shower, wall mounted vanity wash hand basin with chrome mixer tap and storage below, WC, heated chrome towel rail, tiled walls and flooring, double glazed obscure windows to rear aspect.

## Outside

Paved driveway with off street parking for 4 to 5 cars

## Rear Garden

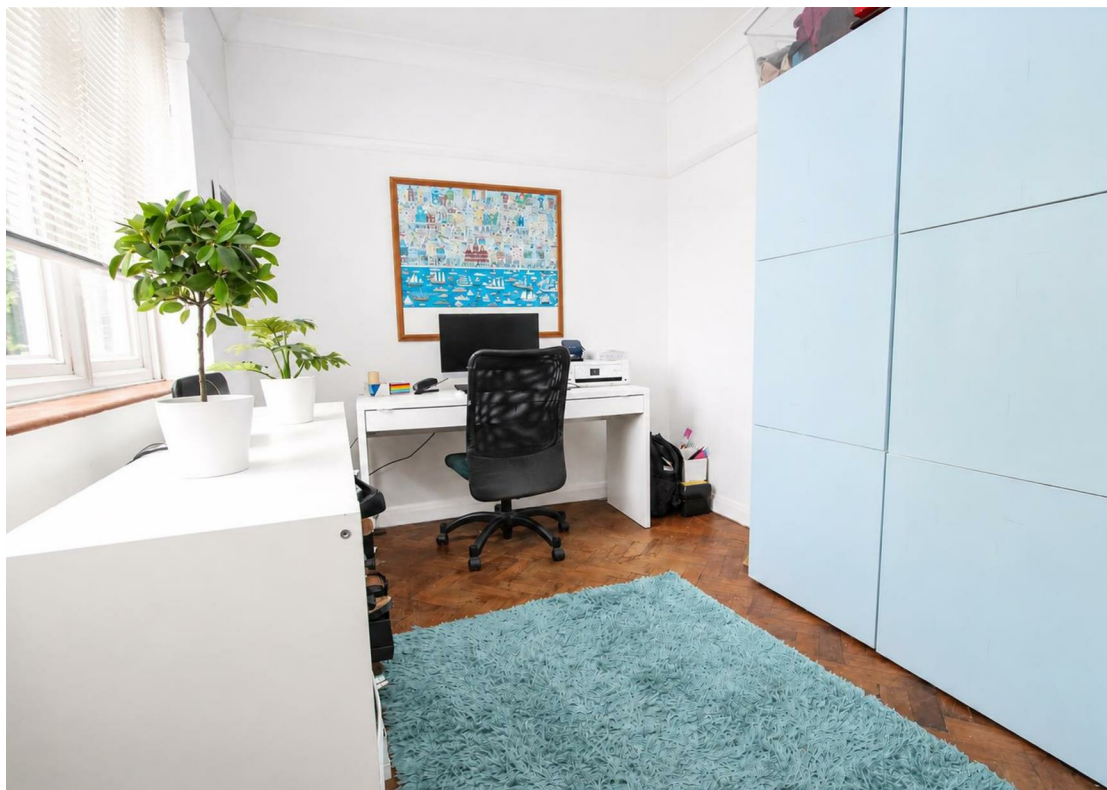
Well maintained South facing garden, patio area, large lawn section, borders with shrubs and flowers, garden shed, water tap.

## Outbuilding

## Garage

## 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

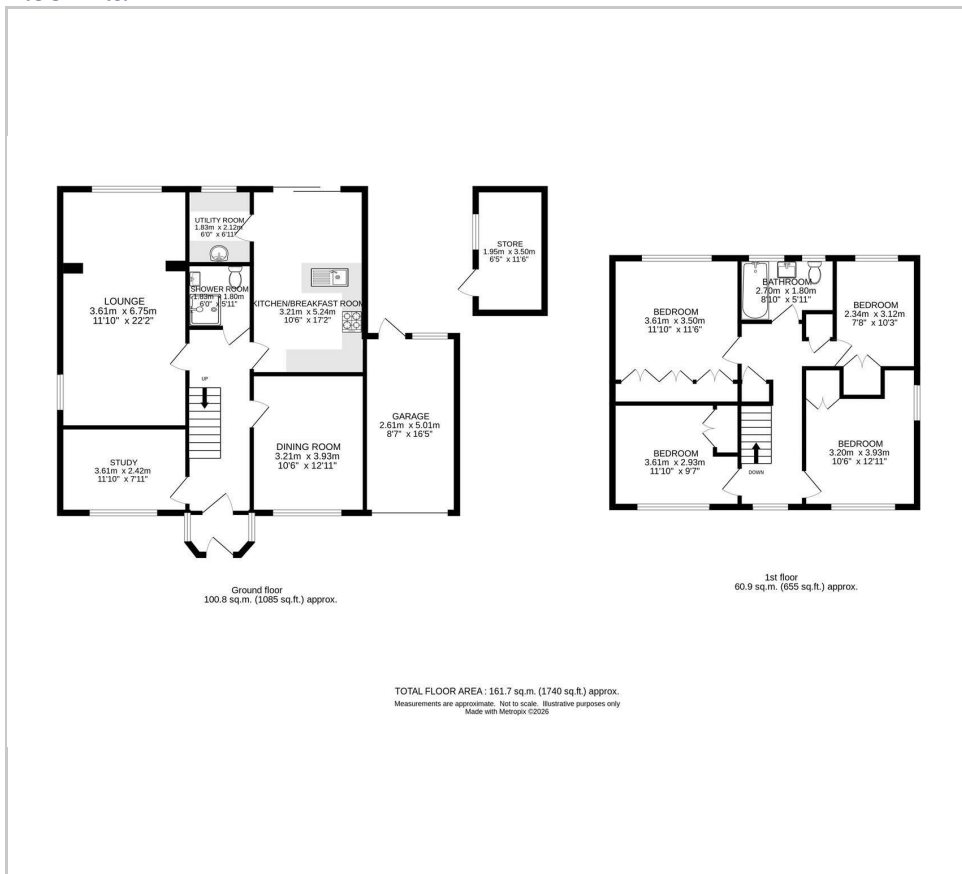








## Floor Plan



## Additional Information

- Lived there since 2012, owner downsizing
- Boiler in utility room, Worcester.
- Vendors extended out the kitchen to create a bigger kitchen/diner and utility room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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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