



82 Plough Lane, Wallington, SM6 8JQ



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Guide price £450,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this spacious two double bedroom semi detached Bungalow. The property benefits from a good size lounge/diner, a large brick built conservatory, a stunning rear garden, great scope to extend s.t.p.p, a detached garage. off street parking and NO ONWARD CHAIN.

Just a stone's throw away, Mellows Park provides a lovely outdoor space for leisure activities, while highly regarded local grammar schools, including Wilsons Grammar School, Wallington Girls, and Wallington County Grammar, are conveniently close, making this an ideal choice for families.

With easy access to bus links and local shops, all your daily needs are within reach. This property is offered with the benefit of no onward chain, Don't miss the opportunity to make this delightful house your own in a vibrant community.

Accommodation
Composite door leading to..
Entrance porch
Double glazed leaded light window to front aspect, obscure glazed wooden front door to..

Entrance hall
Wall mounted digital thermostat, single panel radiator, airing cupboard, coved ceiling, loft access.

Lounge/diner
Double glazed window to side aspect and windows and doors to rear, single panel radiator, plate rack.

Brick built conservatory
UPVC double glazed windows to side and rear aspects and double doors leading to garden, double panel radiator, space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer.

Kitchen
Ranger fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space cooker, space for fridge, tiled effect flooring, tiled splash back, breakfast bar, single panel radiator.

Bedroom one
Double glazed bay window to front aspect, two single panel radiators, fitted wardrobes and storage cupboards.
En suite WC
Consisting of low-level flush WC, wash hand basin with chrome taps, cupboard housing “Worcester” combination boiler.

Bedroom two
Double glazed window to front aspect, fitted wardrobes and drawers, plate rack, single panel radiator.

Bathroom
Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level flush WC, single panel radiator, part tiled walls, coved ceiling, obscure glazed

window to rear aspect.

Rear garden (Easterly aspect)

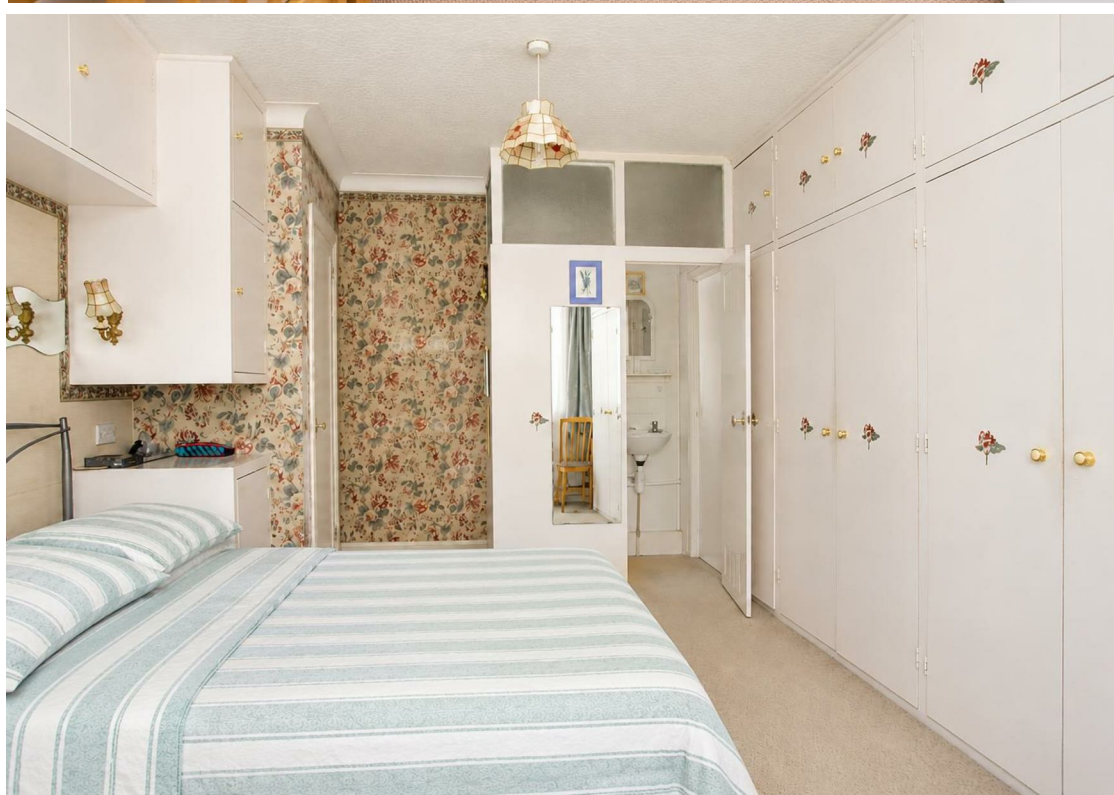
Approximately 120ft
Pretty landscaped rear garden, mainly laid to lawn with mature shrubs and flowerbeds bordering, rear patio and seating section with storage shed, fence enclosed, further garden sheds and storage unit units, access to detached garage, decorative rockery and pond.

Detached garage
Up/Over door at front

Front
Block paved driveway providing off street parking with lawn area at side.

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

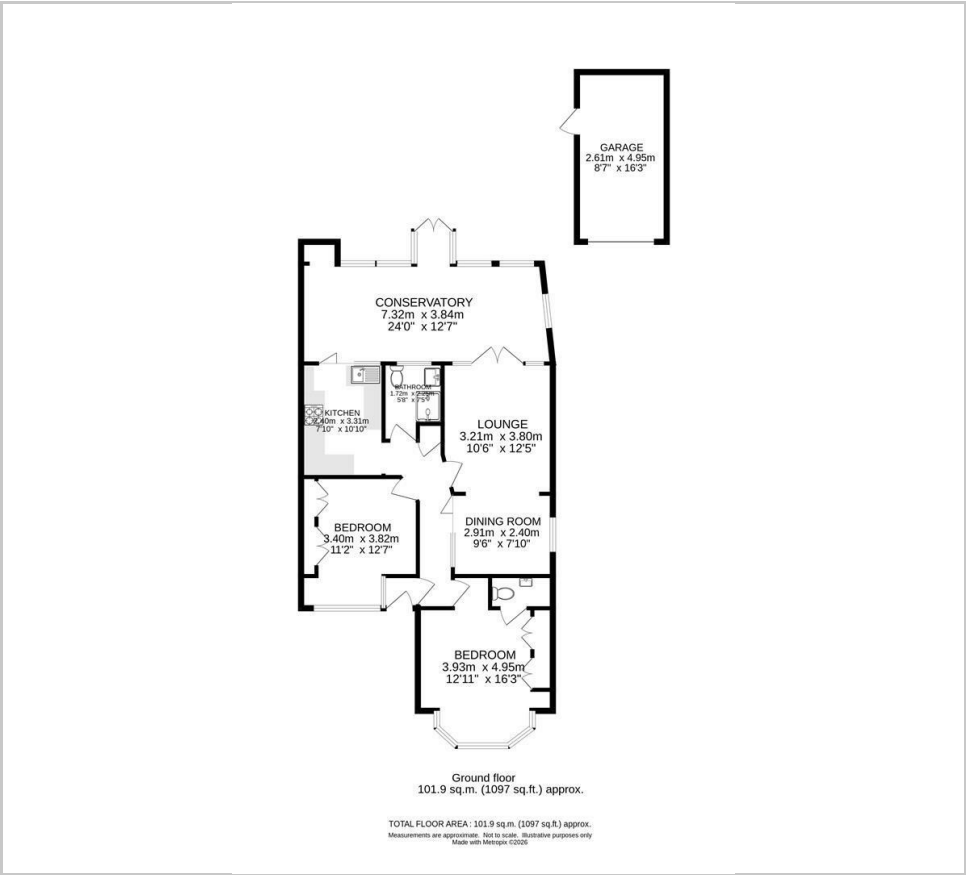








Floor Plan



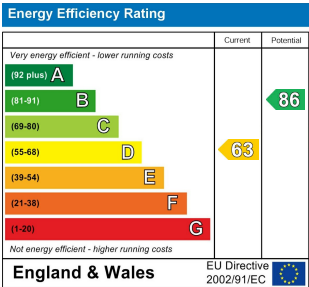
Additional Information

Property is no chain.

The loft extends the full width of the property, Vendor believes this is insulated.

Vendor advised Combi Boiler and it is regularly serviced.

Vendor believes the boundary is the one to the right



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 statements of fact.

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