



86 Manor Road, Wallington, SM60AD



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Guide price £500,000

Cromwells
ESTATE AGENTS



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VENDOR SUITED

Cromwells Wallington are pleased to offer this well presented three bedroom end of terrace home offering spacious accommodation in a convenient location close to transport links, shops and local amenities. With three well-proportioned bedrooms, a bathroom and downstairs WC, a well appointed kitchen/breakfast room, a large living room, and additional playroom, this home is ideal for families or those seeking extra space. There is a wraparound garden with lawn and patio areas providing a lovely setting to relax and entertain guests, and also a garage en-bloc for added convenience.

Manor Road is perfectly located for easy access to both Wallington and Carshalton High Street, with a wide variety of shops, cafes and amenities nearby. Both Beddington Park and The Grove are lovely green spaces which are within easy walking distance. This is a great purchase for those looking to be close to transport links, with Wallington mainline train station only a short walk away with its great links into central London, plus local bus routes serving Sutton, Purley, Morden and Tooting. Come and experience the warmth and elegance of this lovely home for yourself.

Accommodation

Double glazed Entrance Porch

Entrance Hall

Built in cupboard, radiator, laminate flooring

Kitchen/Breakfast Room

Range of modern white fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven, gas hob and extractor fan above, integrated dishwasher, space for American fridge freezer, tiled splashback, vinyl flooring, pantry cupboard, under stairs cupboard, double glazed window to front aspect.

Living Room

Feature fireplace with log burner, built-in cupboards and shelving, radiator, fitted carpet, double glazed window windows and patio doors leading to garden

Playroom

Radiator, fitted carpet, double glazed windows to front and side aspect, patio door leading out to garden.

Downstairs WC/Utility Room

Space and plumbing for washing machine and tumble dryer, built-in cupboards, WC, wall mounted wash hand basin with chrome mixer tap, part tiled walls, tiled floor with underfloor heating, double glazed obscure window.

Stairs to 1st floor landing

Built in mirrored wardrobes, fitted carpet

Bedroom One

Radiator, fitted carpet, double glazed window to rear aspect.

Bedroom Two

Radiator, fitted carpet, double glazed window to rear aspect.

Bedroom Three

Radiator, fitted carpet, double glazed window to front aspect.

Stairs to

Loft Room

Eaves storage cupboards, Velux window, fitted carpet.

Bathroom

Modern suite comprising of panel enclosed bath with chrome mixer tap, thermostatic shower with hand shower attachment, dual vanity wash handbasins with chrome mixer taps and storage drawers below, WC heated towel rail, tiled walls, vinyl flooring, double glazed obscure window to front aspect.

Outside

Well maintained wraparound garden with lawn and patio areas, summerhouse, gate providing side access.

Garage en-bloc

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.

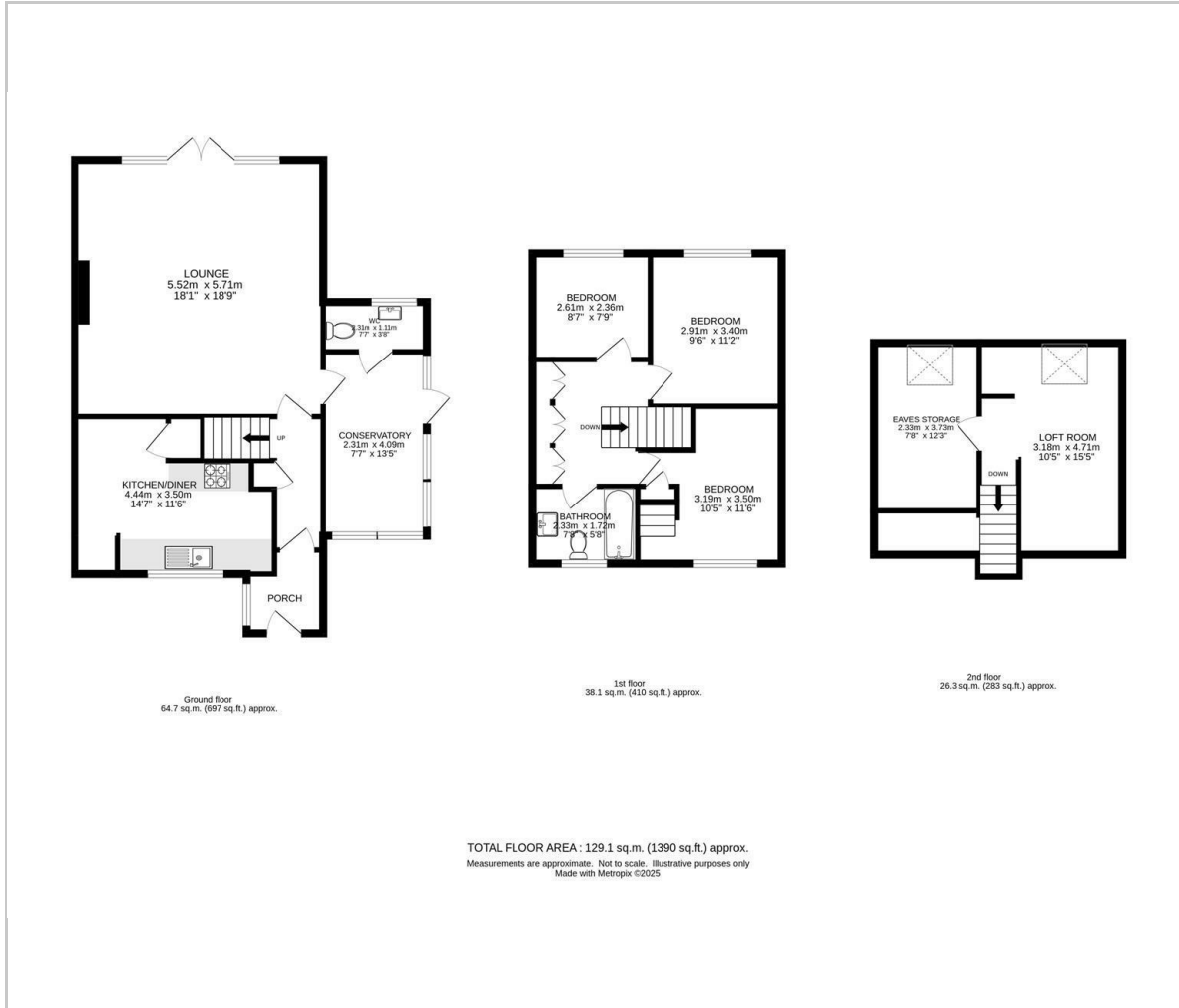








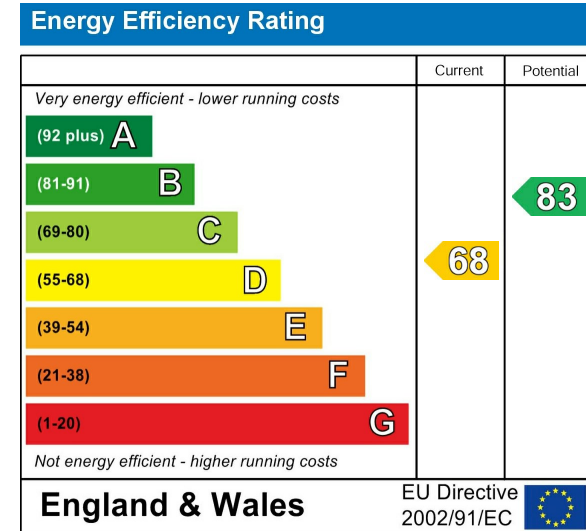
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.