



166 Demesne Road, Wallington, SM6 8EN



Offers over £600,000

Cromwells
ESTATE AGENTS



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Situated on the desirable Demesne Road in Wallington, this stunning semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 1,167 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. With three well-appointed bedrooms, this home provides ample space for a growing family or those seeking extra room for guests.

The property features a beautifully landscaped garden, creating a lovely outdoor retreat for relaxation and social gatherings. Additionally, a detached garage and parking for two vehicles ensure convenience and ease of access.

This home is within close proximity to excellent grammar schools, making it an ideal choice for families. Wallington town centre and the train station are just a short walk away, providing easy access to local amenities and transport links. For those who appreciate nature, the historic Beddington Park is nearby, offering lovely green spaces to enjoy leisurely strolls or picnics.

This immaculately presented home is ready for you to move straight in, making it a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your own.

Accommodation

Entrance Hall

Radiator with cover, wood flooring, double glazed obscure window to side aspect.

Living Room

Double glazed bay window to front aspect with bespoke fitted shutters, built-in storage units with shelving above, gas fireplace, laminate flooring, radiator.

Dining Room

Feature fireplace, built-in storage units, radiator with cover, laminate flooring, double glazed windows and patio door leading out to garden.

Kitchen

Range of modern white gloss fitted kitchen units and drawers, laminate worktop, inset composite sink with chrome mixer tap, integrated 'Neff' double oven and grill, electric hob with extractor fan above, integrated fridge freezer, slimline dishwasher, washing machine and wine cooler, built in pantry cupboard, understairs storage cupboard,

Stairs to 1st floor landing,

Radiator, fitted carpet, loft access, double glazed obscure window to side aspect.

Bedroom One

Radiator, fitted carpet, double glazed bay window to front aspect with bespoke fitted shutters.

Bedroom Two

Radiator with cover, fitted carpet, double glazed window to rear aspect with bespoke fitted shutters

Bedroom Three

Radiator, fitted carpet, double glazed window to front aspect with bespoke fitted shutters.

Bathroom

Corner shower cubicle with sliding door, 'Mira' electric shower, vanity wash hand basin with chrome mixer tap, heated chrome towel rail, airing cupboard housing immersion heater, tiled walls, tiled flooring, extractor fan, double glazed obscure window to rear aspect.

Separate WC

Radiator, part tiled walls, tiled flooring, WC, double glazed obscure window to side aspect.

Outside

Paved driveway providing off street parking

Shared side access

Rear Garden

Beautifully maintained garden with patio area, lawn section, borders with mature shrubs and flowers, large decking area to the rear with space for outdoor seating, shed, gate providing side access.

Detached Garage

With power and light, double glazed windows and door.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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.

Additional Information

- Boiler approx 20yrs old - Potterton boiler with immersion heater, serviced annually.
- Loft has pull down ladder and boarded for storage.
- Vendor lived here for 40years, is relocating to be near family.
- Kitchen renovated approximately 4yrs ago - John Lewis
- Bathroom renovated approximately 6yrs ago.
- Boundary responsible for is right hand side
- Garage has power and light.
- Shared side access.
- List of items vendors will NEGOTIATE on: 2 x TVs including wall stands, 5 bedroom Ikea units, 3 Stag wardrobes, 4 x Stag units, 2 x corner units, 1x tumble dryer, 1 x freezer and fridge (outside in garage), 1 Karcher hedgetrimmer & 1 Bosch strimmer, Aluminium step ladder, extending aluminium step ladder, free standing lamp, first floor hall mirror, Pure DAB clock radio x 2.
- List of items that are INCLUDED in the sale: Paper shredder, storage box, sideboard, garden vacuum, garden tools, over mantle mirror, bedroom mirror.

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.

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.