



Olley Close | Wallington | SM6 9DL

Price Guide £350,000

BOND & SHERWILL
EST. 1908

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Guide-Price: £350,000 - £375,000

Located within a popular cul-de-sac this three-bedroom, split-level, maisonette presents the perfect purchase for anyone who wants to live in a modern and sizeable property.

The interior includes three good-size bedrooms, bathroom, additional W.C, open-plan lounge/diner, good-size kitchen, double-glazing and gas central heating.

In addition, the property also benefits from two balconies and a lease recently extended to 989 years approximately.

Olley Close is well located for popular schools which include Foresters Primary School, Bandon Hill Primary School, Wilson's Grammar School, St Elphege's RC Junior School and Wallington Primary Academy.

Wallington & Waddon Railway Stations offer swift and easy access to a range of stations including London Bridge, London Victoria, West Croydon, Epsom and Sutton. Local bus routes include the 154 which can be used to access West Croydon and Morden. Wallington High Street offers a range of shops, bars, restaurants, gyms and amenities while there is also a local Tesco Express within ideal proximity to Olley Close.

The local area also enjoys open green spaces including the historic Beddington Park, Mellows Park, Roundshaw Park, while leisure facilities include Phoenix Leisure Centre.

There are good transport links with bus routes serving Croydon, Sutton and Purley, and amenities nearby with local shops and Phoenix Leisure Centre easily accessible. Mellows Park and Roundshaw Park provide local green space to enjoy.



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Kitchen

The kitchen includes tiled floor, wall & base level units with work surface area, four-ring gas hob with stainless-steel extractor hood, oven, partially-tiled walls, sink with drainer, space for dishwasher, space for washing machine, space for fridge-freezer, double-glazed two-casement window and cupboard housing boiler.

W.C

The W.C includes tiled floor, partially-tiled walls, vanity unit incorporating wash-hand basin with stainless-steel mixer tap, low-level W.C with dual-flush & concealed cistern and extractor fan.

Second Floor Landing

The landing includes loft hatch, down-lights, coved ceiling and cupboard housing hot water cylinder.

Master Bedroom

The master bedroom includes two-casement double glazed window, coved ceiling and down-lights.

Bedroom Two

Bedroom two includes double-glazed window, double-glazed glass-panel door leading to balcony, radiator, coved ceiling and down-lights.

Balcony

Bedroom Three

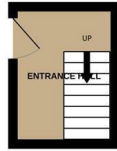
Bedroom three includes radiator, two-casement double-glazed window, coved ceiling and down-lights.

Bathroom

The bathroom includes tiled-enclosed bath with waterfall shower head, shower hose attachment & wall-controls, low-level W.C with dual-flush, tiled floor, tiled walls and wash-hand basin with stainless-steel mixer tap.



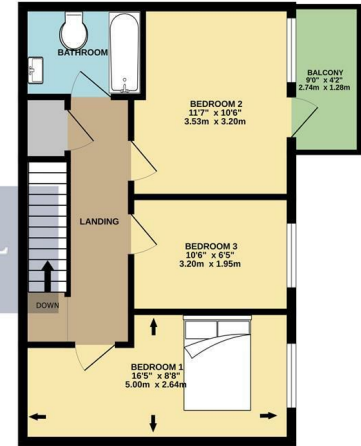
GROUND FLOOR
54 sq ft (5.0 sq m) approx.



FIRST FLOOR
446 sq ft (41.3 sq m) approx.



SECOND FLOOR
446 sq ft (41.3 sq m) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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	

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