



Green Crest Glen Road End, Wallington, SM6 0RW



Offers in excess of
£750,000

Cromwells
ESTATE AGENTS



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Situated in an exclusive cul-de-sac on a private road in South Wallington is this deceptively spacious three double bedroom detached family home. The property benefits from a 22ft kitchen/diner, a 20ft lounge, a large rear garden, a tandem garage and ample off street parking. *NO ONWARD CHAIN*

The property is located approximately 0.8 miles from Wallington train station and the High Street, offering access to a wide range of local shops, highly sought after schools cafés, restaurants, and amenities, as well as regular transport links for commuting.

Accommodation

Sheltered entrance

Obscure double glazed composite front door to..

Spacious entrance hall

UPVC double glazed door to rear aspect, double panel radiator, wood flooring, coved ceiling.

Lounge

Large glazed windows to side and rear aspects, double panel radiator, gas fireplace with granite hearth and solid surround, coved ceiling, wall lights.

Kitchen/diner

Range of fitted wooden wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap with hose attachment, corner storage unit, space and plumbing for washing machine and dishwasher, space for large gas range cooker with extractor fan above, space for American style fridge/freezer, part tiled flooring, double panel radiator, coved ceiling, glazed windows to side aspect and UPVC double glazed window to front.

Lean to/utility area

Space for chest freezer, wall mounted boiler, UPVC double glazed door to rear aspect and door at front, obscure UPVC double glazed window to side aspect.

Downstairs WC

Consisting of low-level push button flush WC, low-level bidet with chrome mixer tap, wash hand basin with chrome mixer tap and storage cupboards below, single panel radiator, coved ceiling, obscure UPVC double glazed window to side aspect, part tiled walls, wood flooring.

Stairs to 1st floor landing

UPVC double glazed window to side aspect, single panel radiator, coved ceiling.

Main bedroom

UPVC double glazed window to rear aspect, access to eaves storage, stripped floorboards, single panel radiator, fitted wardrobe with sliding mirrored doors, coved ceiling.

Bedroom two

UPVC double glazed window to front aspect, access to eaves storage with wardrobe space, single panel radiator, stripped floorboards, coved ceiling, loft access with pull down ladder (Boarded loft).

Bedroom three

UPVC double glazed window to side aspect, stripped floorboards, single panel radiator, coved ceiling.

Bathroom

Modern three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level push button flush WC, heated chrome towel rail, coved ceiling, part tiled walls, tiled flooring, obscure UPVC double glazed window to side aspect.

Rear garden - South Westerly aspect

Approximately 100ft

Large paved patio area leading to lawn section with mature shrubs and plants bordering, raised to flower beds, wooden summer house and garden shed, access to garage.

Garage at side (Double length)

Double open wooden doors at front, power and light.

Front

Driveway providing ample 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

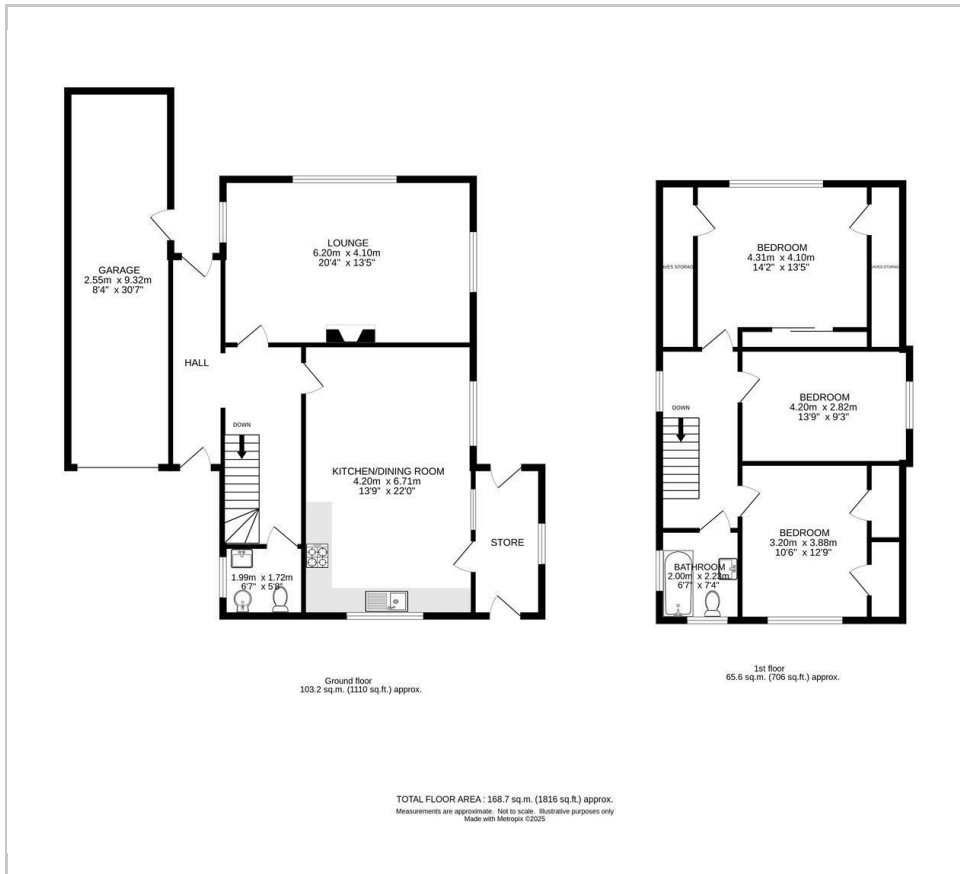








Floor Plan



Additional Information

Lived 20 years - NO CHAIN

Boiler in kitchen - room on the left - 5 years

Back garden - S/W facing

Living room working gas fire

Cooker - extractor goes outside

Downstairs flooring - fitted 4 weeks ago

Upstairs - 2020 stripped floor back & retreated

£150 charges due to private road - having a meeting end of Feb so this may go up slightly

Space still left in the loft - enough to stand in, does have pull down ladder

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		62	80
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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