



2 Park Road, Hackbridge, Wallington, SM6 7ER



3



1



2

Guide price £500,000

Cromwells
ESTATE AGENTS



2 Park Road, Hackbridge Wallington, SM6 7ER

Cromwells Wallington are delighted to offer this charming three bedroom end of terrace cottage, nestled in a sought after no through road. The property benefits from an extended 19ft Kitchen/Breakfast room, two further reception rooms and a pretty L shaped garden.

Park Road offers excellent access to local shops, primary schools including Hackbridge Primary and highly sought after grammar schools. There are great transport links with Hackbridge mainline train station only a short walk away with it's fast links into Central London. For those looking for local green space to enjoy, Beddington Park and the Wandle Trail are close by.

Accommodation
Ornate wooden front door to..
Porch
UPVC double glazed window to side aspect and obscure window to front, wood laminate flooring, double panel radiator, fitted shelving.

Lounge
UPVC double glazed window to front aspect, two single panel radiators, open fireplace with tiled surround, wood laminate flooring, coved ceiling.

Dining room
UPVC double glazed window to rear aspect, double panel radiator, fitted storage cupboard, wood laminate flooring, picture rail, coved ceiling, under stairs storage cupboard.

Kitchen/breakfast room
Modern range kitchen with a fitted wall unit with matching cupboards and drawers below, Quartz worktops with inlaid sink and mixer tap, space for gas range cooker, space and plumbing for washing machine, space for American style fridge/freezer, integrated dishwasher, breakfast bar area, decorative tiled flooring, UPVC double glazed window to side aspect and double doors leading to garden, modern radiator, bluetooth integrated speakers.

Bedroom 3/study
Feature skylight and UPVC double glazed windows to side aspect, double panel radiator, fitted storage cupboard, wood laminate flooring.

Stairs to 1st floor landing
Large over stairs storage cupboards. loft access (insulated and boarded for storage)

Bedroom one
UPVC double glazed window to front aspect, single panel radiator.

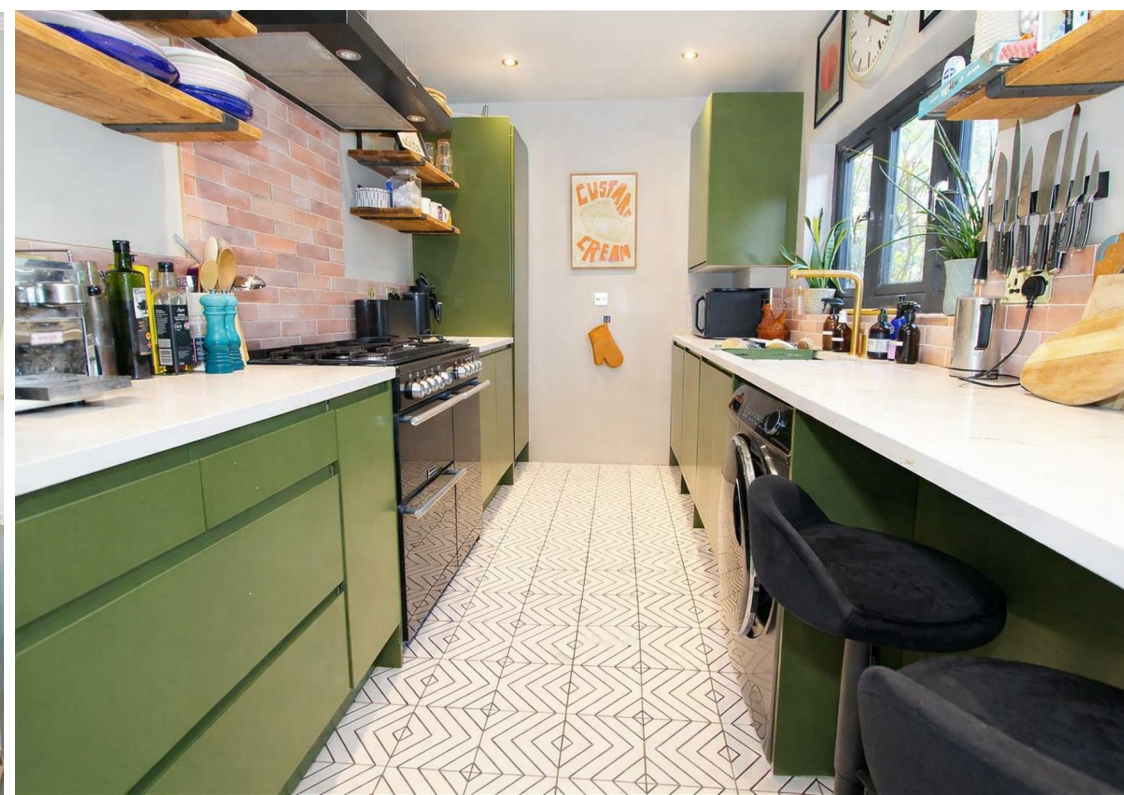
Bedroom two
UPVC double glazed window to rear aspect, feature fireplace, single panel radiator.

Bathroom

Spacious three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, large wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, double panel radiator, fitted storage cupboards, vinyl tiled effect flooring, obscure double glazed window to rear aspect.

Rear and side gardens
Large paved patio area leading to lawn section with shrubs and flowerbeds bordering, vegetable patch, fence and brick wall enclosed, outside tap and power supply.

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

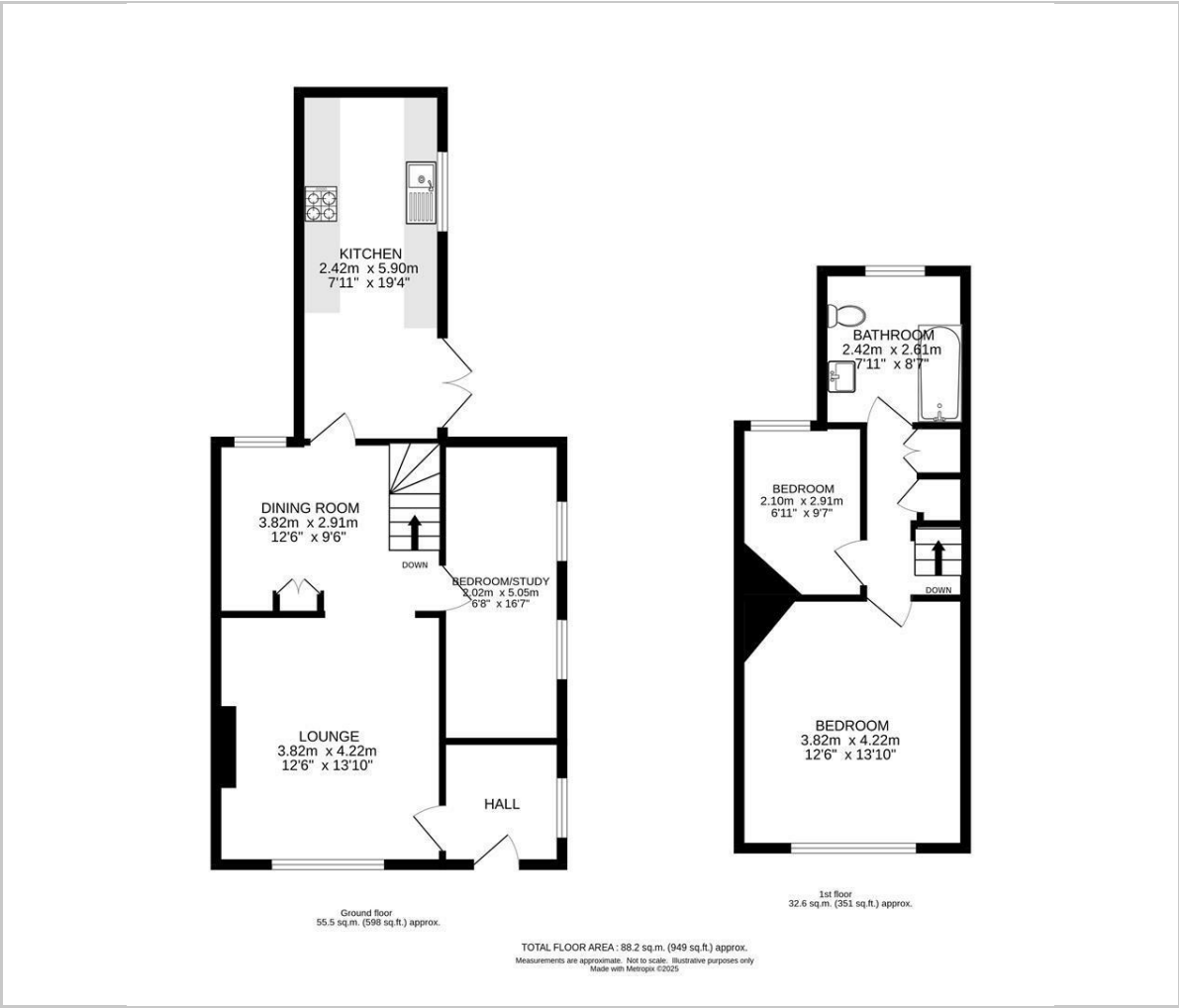








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

