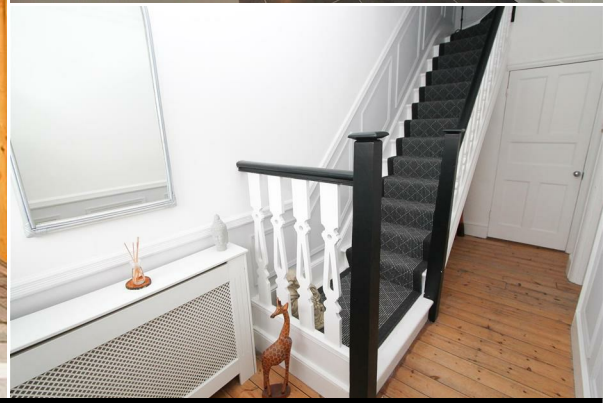


13 Hackbridge Road, Wallington, SM6 7AY

Guide price £550,000

3 1 2

WH WATSON HOMES
Estate Agents

13 Hackbridge Road, Wallington, SM6 7AY

* NO ONWARD CHAIN* Cromwells Wallington are pleased to present this superbly presented three bedroom extended family home, situated in a popular residential road close to Hackbridge train station. The lovely property is full of character retaining many period features and is beautifully presented throughout. On the ground floor your will find an inviting and spacious open plan lounge diner, a downstairs WC and a bright and modern extended kitchen with plenty of storage. On the first floor there are three well proportioned bedrooms and a luxury family bathroom with shower cubicle and freestanding bathtub. Outside the property there is an impressive rear garden with a large lawn and decking area, plus a paved driveway at the front providing off street parking.

This wonderful home must be viewed to appreciate the size and space it has to offer. It is excellently located for transport links, with Hackbridge train station just a short walk away. Beddington Park and The Wandle trail offer local green space to enjoy, together with local shops and supermarkets close by.

Accommodation

Sheltered entrance, front door into

Entrance Hall
Radiator with cover, feature panelling, varnished floorboards, under stairs storage cupboard.

Downstairs WC
With WC and wash hand basin.

Open plan Living Dining Room

Living Area
Feature cast-iron fireplace, double glazed bay window to front aspect, varnished floorboards, built-in storage cupboards, radiator.

Dining Area
Radiators with covers, feature fireplace, varnished floorboards, double glazed French doors leading out to garden.

Kitchen
Range of modern white fitted kitchen units and drawers, laminate worksurface, 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated 'Bosch' oven and gas hob with chrome extractor hood above, space for undercounter fridge and freezer, space for dishwasher and washing machine, radiators, cupboard housing 'Worcester' boiler, tiled splashback, double glazed window to side and front aspect, double glazed French doors leading out to garden.

Stairs to 1st floor landing, loft access.

Bedroom One
Built-in wardrobes, feature cast-iron fireplace, radiator, double glazed bay window to front aspect, varnished floorboards.

Bedroom Two
Feature Victorian style fireplace, radiator, double glazed window to rear aspect, varnished floorboards.

Bedroom Three
Radiator, laminate flooring, double glazed window to front aspect.

Bathroom
Bathroom suite comprising of freestanding roll top clawfoot bathtub with chrome mixer tap and hand shower attachment, pedestal wash hand basin with Victorian style chrome taps, WC, tiled shower cubicle, thermostatic shower with rain shower head and hand shower attachment, radiator, vinyl tiled flooring, double glazed obscure window to rear aspect.

Outside

Front
Paved driveway with off street parking

Rear Garden
Well maintained garden comprising of large lawn area, borders with mature shrubs and flowers, decking area, garden shed, side access.

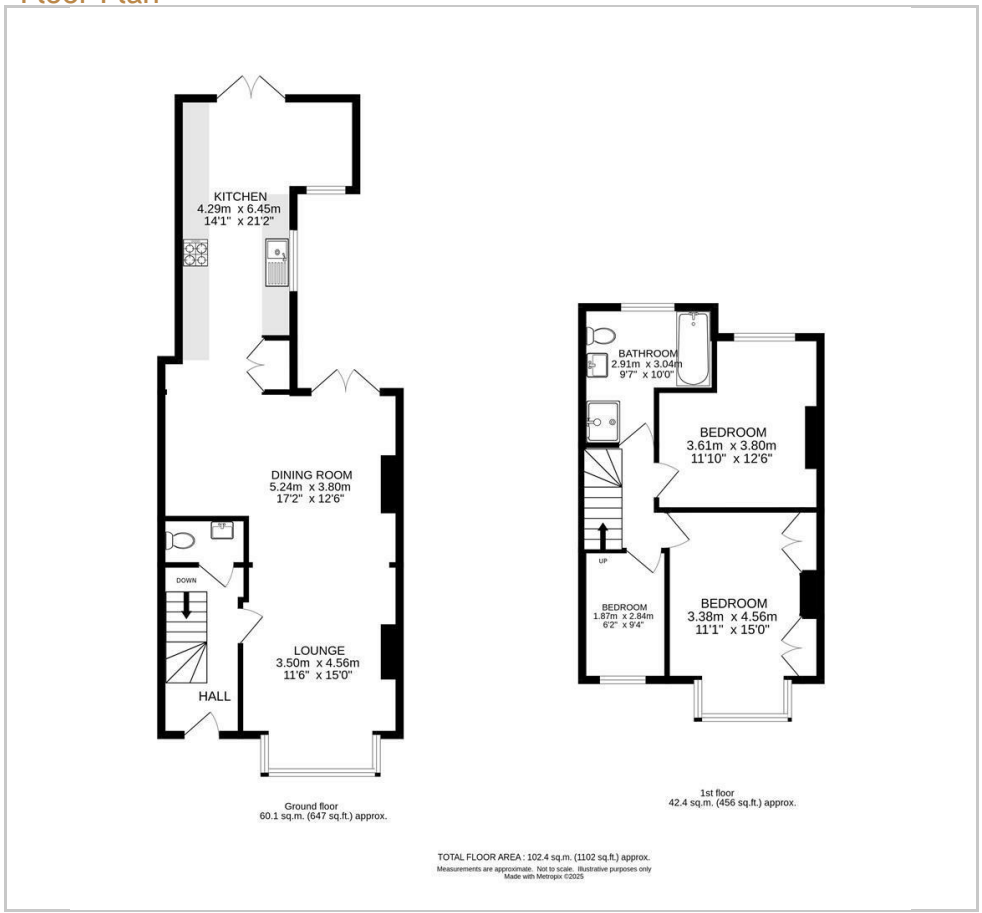
BUYER’S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

S
JOIE DE VIVRE

AUSTRALIA
LAND OF PLENTY
SOUTH SEAS
AUSTRALIA
MELBOURNE
Continent of Amazing Contrasts

TVR

Floor Plan



Additional Information

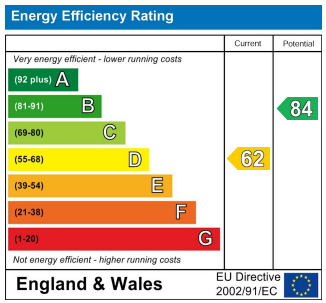
Combi boiler and Hive controls

Loft - part insulated and partially boarded

2 car driveway

Extension was done by previous owner over 26yrs ago

Working fireplace



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.

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

77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 020 4537 3222 Email: email@cromwellsestateagents.com
www.watsonhomesproperty.com

WATSON HOMES
Estate Agents