7 Kingswood Way, Wallington, SM6 8PB

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Guide price £550,000

Cromwells
ESTATE AGENTS

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Nestled away in a sought after cul de sac in Wallington is this charming three bedroom extended family home. The property benefits from an 18ft dining room, a conservatory, a downstairs WC, a 30ft garage with further scope to extend s.t.p.p, a pretty rear garden and off street parking.

Accommodation

UPVC double glazed entrance porch

Obscure glazed wooden front door to..

Entrance hall
Wood laminate flooring, single panel radiator, wall mounted digital thermostat.

Lounge
UPVC double glazed bay window to front aspect, double panel radiator, coved ceiling, gas fireplace with solid surround.

Dining room
Double glazed sliding doors to rear aspect, double panel radiator, coved ceiling, serving hatch.

Kitchen
Range fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill at side, space for tall standing fridge/freezer, space and plumbing for washing machine, tiled splash back, tiled flooring.

Conservatory
UPVC double glazed windows to side and rear aspects and door leading to garden, tiled flooring.

Downstairs WC
Consisting of low level push button flush WC and wash hand basin with chrome mixer tap.

Stairs to 1st floor landing
UPVC double glazed window to side aspect, loft access.

Bedroom one
UPVC double glazed window to front aspect, single panel radiator, fitted wardrobes, picture rail.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobes.

Bedroom three
UPVC double glazed window to rear aspect, single panel radiator, picture rail.

Bathroom
Three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level flush WC, tiled effect flooring, tiled walls, heated towel rail, obscure UPVC double glazed window to front aspect.

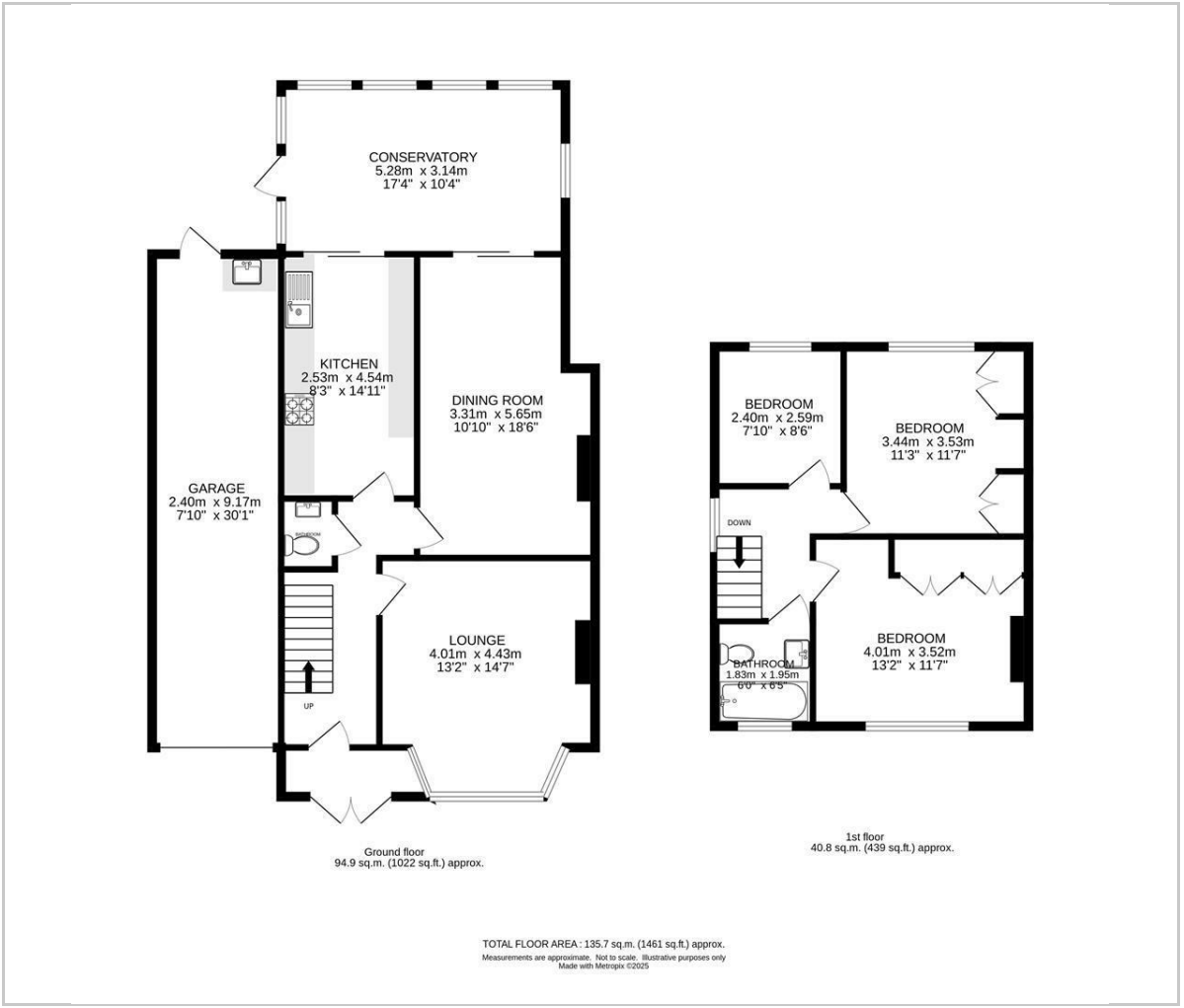
Rear garden – approximately 60ft
Mainly laid to lawn with flowerbeds and shrubs bordering, footpath to rear patio area, garden shed, fence enclosed, outside tap, access to garage.

Garage at side
Up/Over door at front with power and light.

Front
Hardstanding, providing off street parking with hedge border.

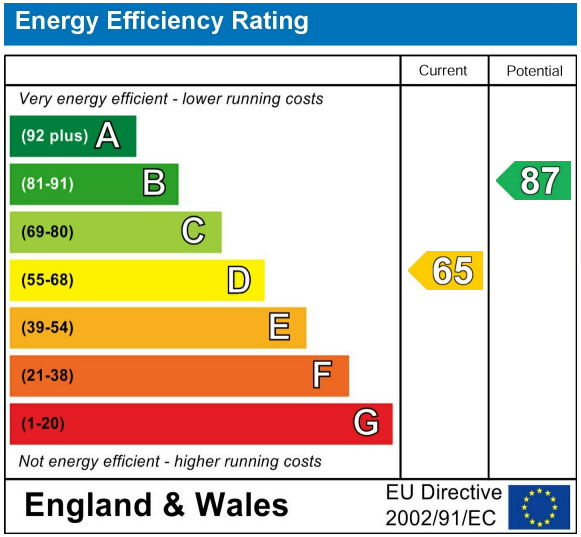
BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help 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



Area Map

Energy Efficiency Graph



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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