



10 Clarence Road, Wallington, SM6 0EW



Guide price £1,200,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this stunning and rarely available four double bedroom detached family home situated on a sought after residential road in Wallington, close to a wealth of shops, transport links and desirable schools. The property offers a wealth of accommodation (OVER 2300 sq.ft) including many character features as well as a cellar, 3 reception rooms, a study, a downstairs shower room, a garage and ample off street parking.

Clarence Road is perfectly located for easy access to both Wallington and Carshalton High Street, with a wide variety of shops, cafes and amenities nearby. Both Beddington Park and The Grove are lovely green spaces which are within easy walking distance. This is a great purchase for those looking to be close to transport links, with Wallington mainline train station only a short walk away with its great links into central London, plus local bus routes serving Sutton, Purley, Morden and Tooting. Come and experience the warmth and elegance of this lovely home for yourself.

Accommodation
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Deep arched recessed entrance, tiled step, ½ glazed double front doors to:

Spacious Entrance Hall:
Radiator in housing, stripped flooring, coved ceiling, thermostat, further radiator, storage cupboard, cloaks hanging area, ½ glazed door to garden.

Large Cellar: 17' x 13' (approximately)
Good head height, power and light, plastered and painted white walls, excellent storage etc.

Downstairs Cloakroom/Shower Room:
Shower cubicle with electric shower, seated bath with taps, wash hand basin, low flush wc, single radiator, frosted double glazed window.

Lounge: 16'10 x 13'5
Angular bay with sash windows, 2 double radiators, feature period marble fireplace with cast iron inset, coved ceiling, 3 wall light points, tv point, dimmer switch, folding doors leading to:

Dining Room: 13'3 x 10'10
Double glazed windows, double glazed double opening doors leading to rear garden, 2 double radiators, coved ceiling, feature period marble fireplace with cast iron inset, dimmer switch.

Family Room: 16'7 x 13'6
Angular bay with sash windows, stripped flooring, single radiator, feature cast iron fireplace with tiled inset and slate hearth, tv point, coved ceiling.

Study: 12' x 7'
Double glazed window, ½ glazed double glazed door to garden, double radiator, wardrobe/storage cupboard.

Kitchen/Breakfast Room: 13' x 12'8
Fitted with a comprehensive range of fitted pine base and eye level cupboards and drawers, extensive roll top work surfaces, inlaid sink unit, mixer tap, fitted oven, hob and extractor, part tiled walls, plumbing for dishwasher, large sash window, single radiator, space for breakfast table, door to:

Utility Room: 11'1 x 8'6
Wall mounted gas central heating boiler, airing cupboard with lagged hot water tank, work surface, inlaid stainless steel sink unit, mixer tap, plumbing for washing machine and tumble dryer, fitted cupboards, tiled floor, double glazed window, ½ glazed double glazed door to garden.

Stairs to 1st Floor Landing:
Loft access, single radiator, sash window.

Bedroom One: 19' x 13'
Measured into built in wardrobe with sliding mirror fronted doors, 2 large sash windows, coved ceiling, dado, further deep

wardrobe cupboard.

En-Suite Shower Room:
Tiled shower cubicle with electric shower, smoked glass door, pedestal wash hand basin, low flush wc, extractor, single radiator.

Bedroom Two: 13' x 12'2
Sash window, double radiator, coved ceiling, feature period marble fireplace with cast iron inset.

Bedroom Three: 15'4 (max) x 13'4
Sash window, single radiator, dado, coved ceiling.

Bedroom Four: 12'11 x 10'11
Sash window, double radiator, feature period fireplace, coved ceiling.

Large Bathroom:
Large freestanding claw foot white bath with chrome mixer tap and hand shower, wash hand basin with cupboard below, double glazed window, single radiator, feature period fireplace, loft access.

Separate WC:
Low flush wc, wash hand basin, double glazed window.

Outside

Feature Walled Rear Garden:
Approx 60' x 50'. Extensive patio area, large lawn, extremely well stocked flower and shrub beds and borders, excellent variety of trees, shrubs and bushes, outside light, outside tap, shed/playhouse.

Gated Side Access

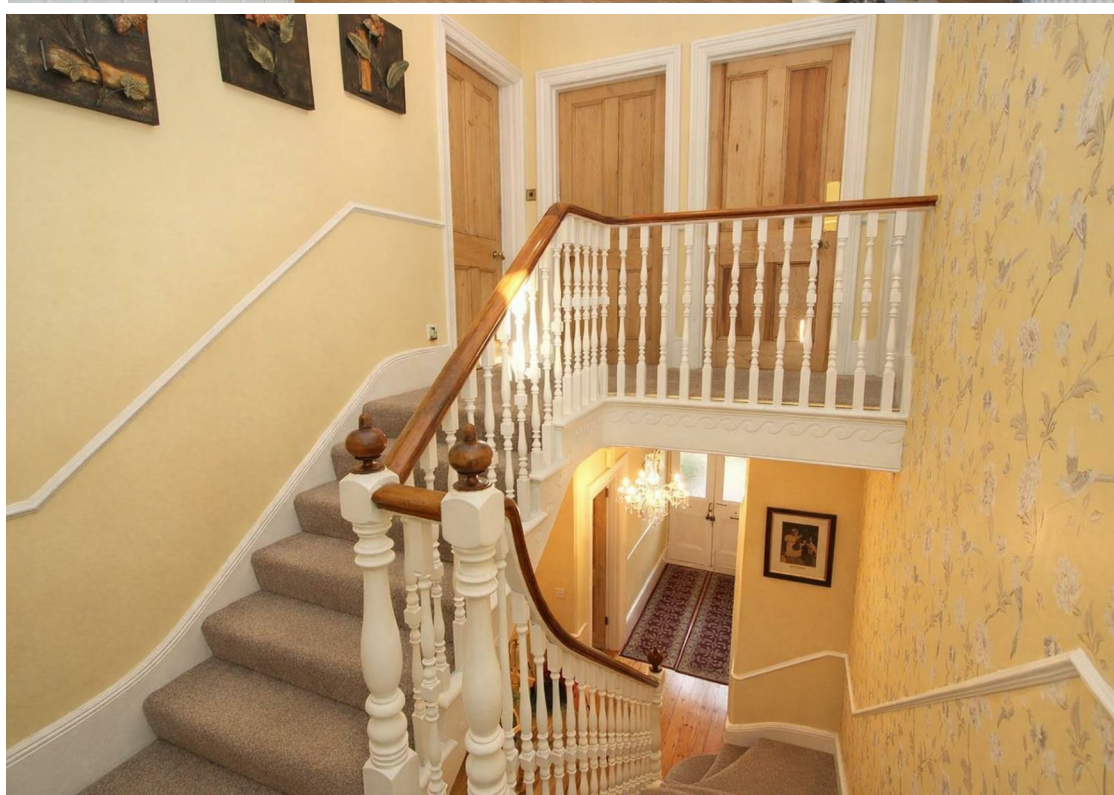
Attached Garage: 23' x 16'5
Electric up and over door, power and light, double glazed window and double glazed door to garden.

Front Garden:
In and out driveway, variety of shrubs, decorative shingled area.

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.

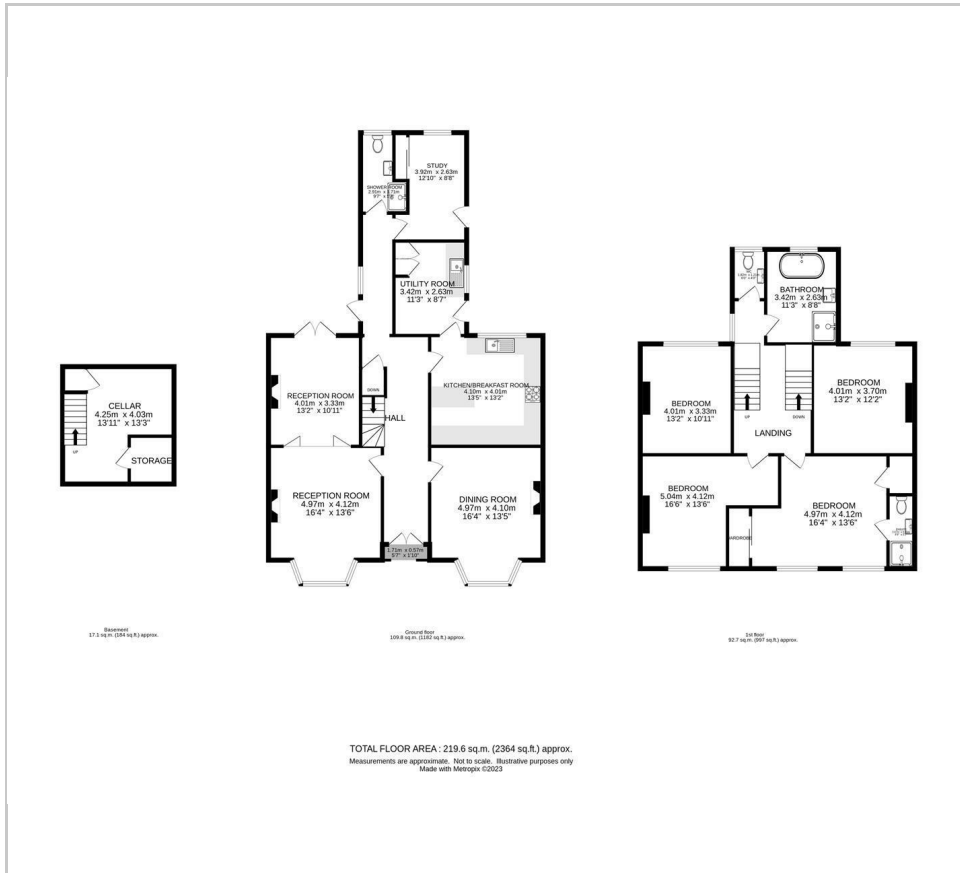








Floor Plan



Additional Information

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(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

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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