



22 Bute Court, Wallington, Surrey, SM6 8AG



Guide price £274,000

**WH WATSON HOMES**  
Estate Agents

## 22 Bute Court

### Wallington Surrey, SM6 8AG

**\*\*BENEFITS FROM PRIVATE GARDEN\*\***  
**\*\*CHAIN FREE\*\***

We are pleased to offer to the market this well presented two bedroom ground floor garden flat, situated in a desirable small development set back from the road. The property offers a rear garden, a spacious bay fronted living room, two bedrooms and a modern bathroom and kitchen. This property does have the additional benefit of being chain free.

The property has a superb central location with a fantastic range of shops, cafes and amenities nearby. Ideally located for those looking for good transport links, with several bus links serving Morden, Carshalton, Wallington, Purley, Sutton and beyond, and Wallington mainline train station with its great links into Central London.



### Accommodation

Door into communal hallway. Front door into

Entrance Hall  
Radiator, wood laminate flooring.

Living Room  
Built-in storage cupboards, radiator, wood laminate flooring, double glazed window to front aspect with bespoke fitted shutters.

Kitchen  
Range of fitted kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl with chrome mixer tap, integrated oven and induction hob with extractor fan above, space for tall fridge freezer and washing machine,



tiled splashback, vinyl floor, double glazed window to rear aspect.

#### Bathroom

Panel enclosed bath with chrome mixer tap, thermostatic shower, vanity wash handbasin with chrome mixer tap and storage below, heated chrome towel rail, tiled walls and flooring, double glazed obscure window to front aspect.

#### Separate WC

#### Bedroom One

Range of fitted wardrobes, radiator, wood laminate flooring, double glazed window to rear aspect.

#### Bedroom Two

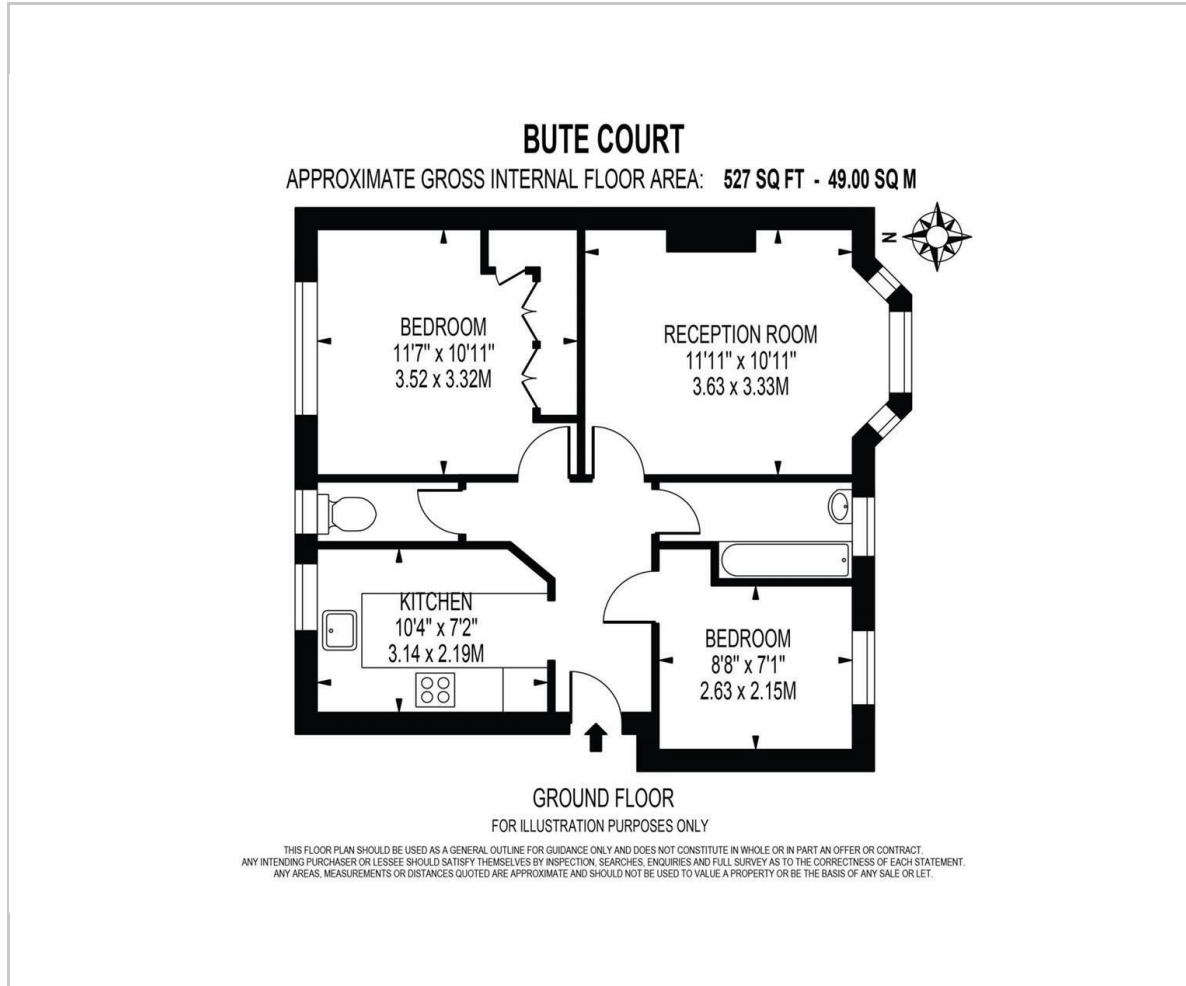
Radiator, wood laminate flooring, double glazed window to front aspect.

#### Outside

#### Rear Garden

Private section of rear garden with lawn area and shed.

## Floor Plan



## Viewing

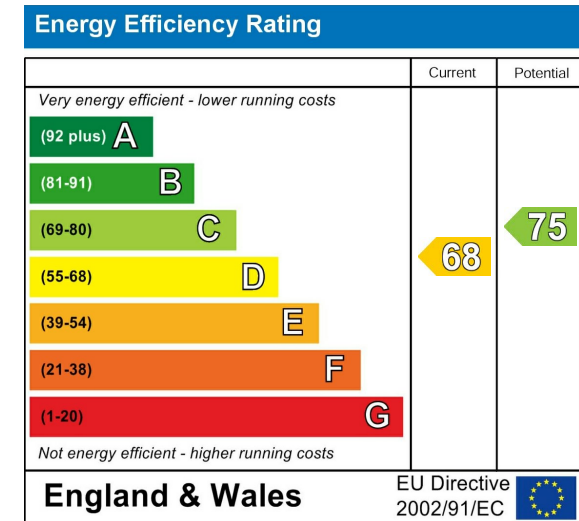
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



58 Banstead Road, Surrey, SM5 3NL

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