



16 Meadow Walk, Wallington, SM6 7EJ



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Guide price £500,000

Cromwells
ESTATE AGENTS



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Wallington, SM6 7EJ

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Cromwells Wallington are delighted to offer this popular style three bedroom family home. The property benefits from a pretty rear garden backing directly onto the River Wandle, a garage, and NO ONWARD CHAIN.

Meadow Walk 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

EPC AND FLOOR IN PROGRESS...

Covered entrance
Obscure stained glass composite front door to..

Entrance hall
Obscure UPVC double glazed window to front aspect, single panel radiator, under stairs storage cupboard, wall mounted thermostat.

Lounge
Double glazed window to front aspect, double panel radiator, gas fireplace, picture rail.

Dining room
UPVC double glazed windows to side and rear aspects and double doors leading to garden, double panel radiator, fireplace, picture rail.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, roll top worksurface, stainless steel sink with chrome taps, space and plumbing for washing machine, space for cooker, double glazed window and door





to rear aspect, larger cupboard.

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

Bedroom one
Double glazed bay window to front aspect, single panel radiator.

Bedroom two
Double glazed bay window to rear aspect, single panel radiator, picture rail.

Bedroom three
Double glazed oriel bay window to front aspect, single panel radiator, picture rail.

Bathroom
Comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, single panel radiator, obscure double glazed window to rear aspect.

Separate WC
Consisting of low-level flush WC and obscure double glazed window to rear aspect.

Rear garden (backing directly onto the River Wandle) Approximately 80ft Hardstanding seating area with footpath at side, mainly laid to lawn with mature shrubs and plants bordering, garden shed, greenhouse.

Garage
Wooden doors at front and access to garden.

Front
Paved driveway providing off street parking with brick wall 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



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

