



20 Caraway Place, Wallington, SM6 7AG



Guide price £600,000

**Cromwells**  
ESTATE AGENTS



# 20 Caraway Place, Wallington, SM6 7AG

Nestled in the charming cul-de-sac of Caraway Place, Wallington, this impressive semi-detached house presents an ideal opportunity for families seeking a blend of modern living and comfort. With three spacious double bedrooms, this home is designed to accommodate both relaxation and social gatherings.

The heart of the property is undoubtedly the open plan kitchen and dining area, which has been thoughtfully crafted to foster a warm and inviting atmosphere. This lovely room features doors that open to the beautifully presented low-maintenance garden, creating an ideal space for entertaining or enjoying a quiet afternoon outdoors. In addition to the kitchen, the property boasts a large lounge, providing a perfect retreat for relaxation after a long day. The convenience of a utility room and a separate WC also enhances the functionality of the home.

Upstairs the three double bedrooms are generously sized, and the primary bedroom benefits from an en-suite bathroom, adding a touch of luxury to your daily routine. Furthermore, the property includes a second bathroom, catering to the needs of family and guests alike.

Outside, the garden is beautifully presented and features a large shed, offering excellent storage solutions and side access for added convenience. Off-street parking is available at the front of the property.

Nestled within a modern development in a peaceful cul-de-sac, this home offers a tranquil living environment while still being close to local amenities. For those who enjoy the outdoors, Beddington Park is just a short distance away, providing beautiful green spaces for leisurely walks. Additionally, Hackbridge mainline train station is nearby, offering excellent transport links for commuters heading into London or other surrounding areas. Local highly regarded grammar schools including Wallington County Grammar and Wallington Girls are also in easy walking distance. Don't miss out on the opportunity to make this lovely house your own.

## Accommodation

Double glazed entrance porch

### Living Room

Under stairs storage cupboard, gas picture fireplace, radiator, laminate flooring, double glazed windows to front aspect.

### Kitchen Diner

Range of modern cream gloss fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with 'Quooker' instant hot water tap and sparkling water tap, integrated self cleaning oven with gas hob and chrome extractor hood above, integrated dishwasher and under counter fridge, laminate flooring, double glazed window and French doors leading out to garden, radiator.

### Utility Room

Range of grey gloss fitted units, laminate worktop, space and plumbing for washing machine and tumble dryer, space for fridge freezer, laminate flooring, double glazed window to front aspect

### Cloakroom

WC, vanity wash hand basin with chrome mixer tap and storage below, laminate flooring.

### Stairs to 1st floor landing

Radiator, fitted carpet, loft access, airing cupboard.

### Bedroom One

Built in wardrobes, radiator, fitted carpet, double glazed window window to front aspect

### En-suite Shower Room

Corner shower cubicle with sliding door, vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, heated chrome towel rail, tiled walls and flooring, double glazed window to front aspect.

### Bedroom Two

Radiator, fitted carpet, double glazed window to rear aspect

### Bedroom Three

Radiator, fitted carpet, double glazed window to rear aspect

### Bathroom

Three piece suite comprising panel enclosed bath with shower screen and mixer tap, 'Aqualisa' shower, enclosed WC, vanity wash hand basin with chrome mixer tap and storage below, tiled walls and flooring, heated chrome towel rail, double glazed obscure window to side aspect.

### Outside

Off street parking to the front of the property

Outside tap at front and back

Large shed to the side of the property with side access through to garden.

### Rear Garden

Beautifully maintained garden with Astroturf lawn, large decking area with space for outdoor seating.

## 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

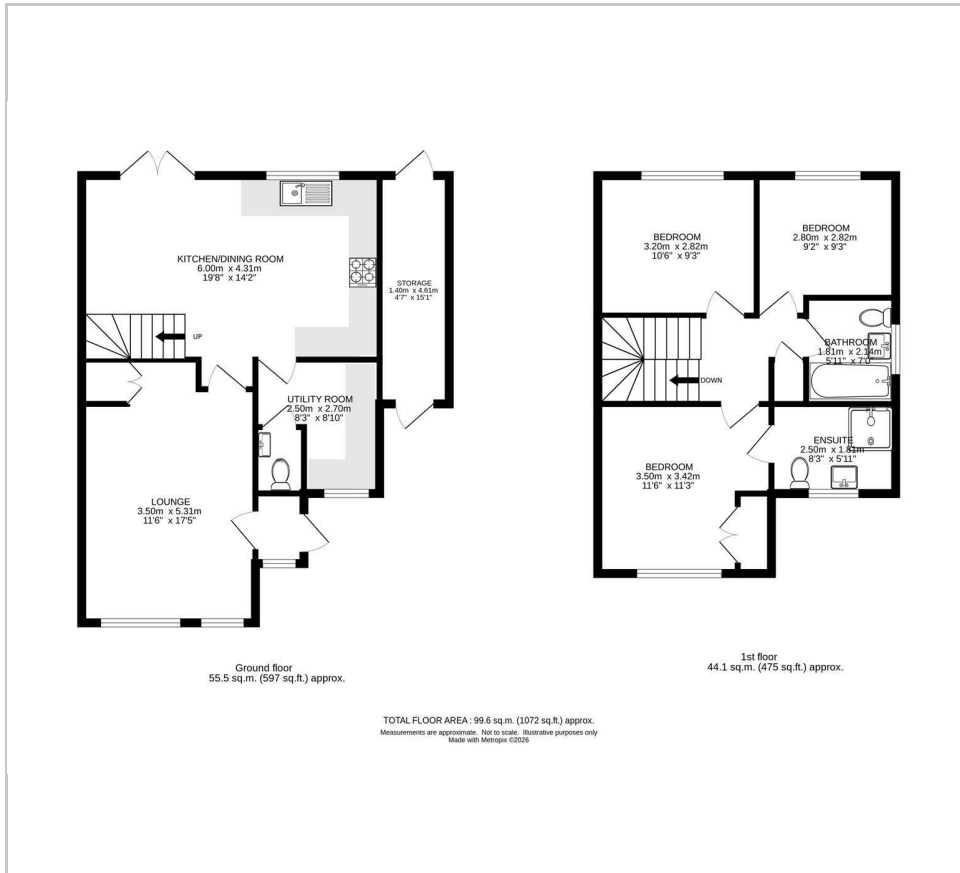








## Floor Plan



## Additional Information

Vendor relocating and has offered on a property

Loft - boarded with pull down ladder and light

Bathroom - fitted 6 months ago

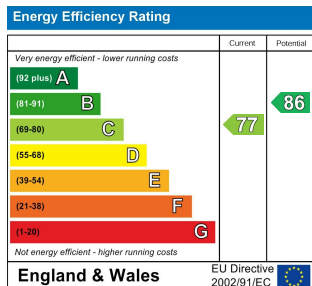
Valliant combination boiler - approx 3yrs old, annually serviced. Also has immersion heater as a back up.

Porch - 4 yrs old

Kitchen windows and door - installed 2025 - they have 12yr warranty

Side access from front to back with gates. Three parking spaces - two directly outside and one in front of those spaces.

Parking at the front directly in front of the property.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.