



21 Upper Road, Wallington, SM68JY



Offers in excess of
£425,000

Cromwells
ESTATE AGENTS



21 Upper Road

Wallington, SM68JY

Offers in excess of £425,000

Nestled on Upper Road in the charming area of Wallington backing directly on to Mellows Park, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 747 square feet, the property features two well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

The home boasts two spacious bedrooms, ensuring a restful retreat for all occupants. The presence of two bathrooms, including an en suite shower room, adds to the practicality of the layout, making morning routines a breeze.

A utility room enhances the functionality of the home, providing additional storage and laundry space. Outside, the pretty rear garden presents a lovely outdoor area, ideal for enjoying sunny days or hosting gatherings with family and friends.

For those with vehicles, off-street parking is available for one car, adding to the convenience of this charming residence. This property is not just a house; it is a welcoming home that offers a wonderful lifestyle in a sought-after location. Whether you are a first-time buyer or looking to downsize, this semi-detached gem is sure to impress.

Accommodation

Obscure UPVC double glazed front door to:

Entrance Lobby:
Par glazed wooden door to:

Lounge:
UPVC double glazed window to front aspect, single panelled radiator, fitted carpet, TV and telephone points, picture rail, coved ceiling, fireplace with wooden surround.

Kitchen/Diner:
Modern range of wall units with matching cupboards and drawers below, roll top work surfaces with inset sink with chrome mixer tap, space for cooker, tiled splashback, directional spotlights, double panelled radiator, tiled flooring, space for fridge/freezer, understairs storage housing gas and electric meters, obscure UPVC double glazed window to side aspect, archway to:

Extended Inner Lobby:
Obscure UPVC double glazed window to side aspect, velux window, single panelled radiator, tiled flooring, UPVC double glazed door to rear garden, door to:





Utility Room:

Space and plumbing for washing machine and tumble dryer, tiled flooring, wooden work surfaces, wall mounted combination boiler.

Bathroom:

Modern three piece suite comprising panel enclosed bath with chrome mixer tap and hand shower, pedestal wash hand basin with chrome taps, low level push button flush WC, tiled flooring, wall mounted chrome towel rail, single panelled radiator, obscure UPVC double glazed window to rear aspect, extractor fan, sunken spotlights.



Stairs to 1st floor Landing:

Wooden door to:

Bedroom 1:

UPVC double glazed window to rear aspect with views across Mellows park, double panelled radiator, fitted carpet, coved ceiling, space for wardrobes, door to:

En-Suite Shower Room:

Comprising, luxury corner cubicle with thermostatic chrome shower, wash hand basin with chrome mixer tap and storage below, push button flush WC, tiled flooring, chrome towel rail, obscure UPVC double glazed window to side aspect, sunken spotlights.



Bedroom 2:

UPVC double glazed window to front aspect, double panelled radiator, fireplace with wooden surround, fitted carpet, loft access.

Rear Garden:

Mainly laid to lawn, patio area, fence enclosed, side access, garden shed.

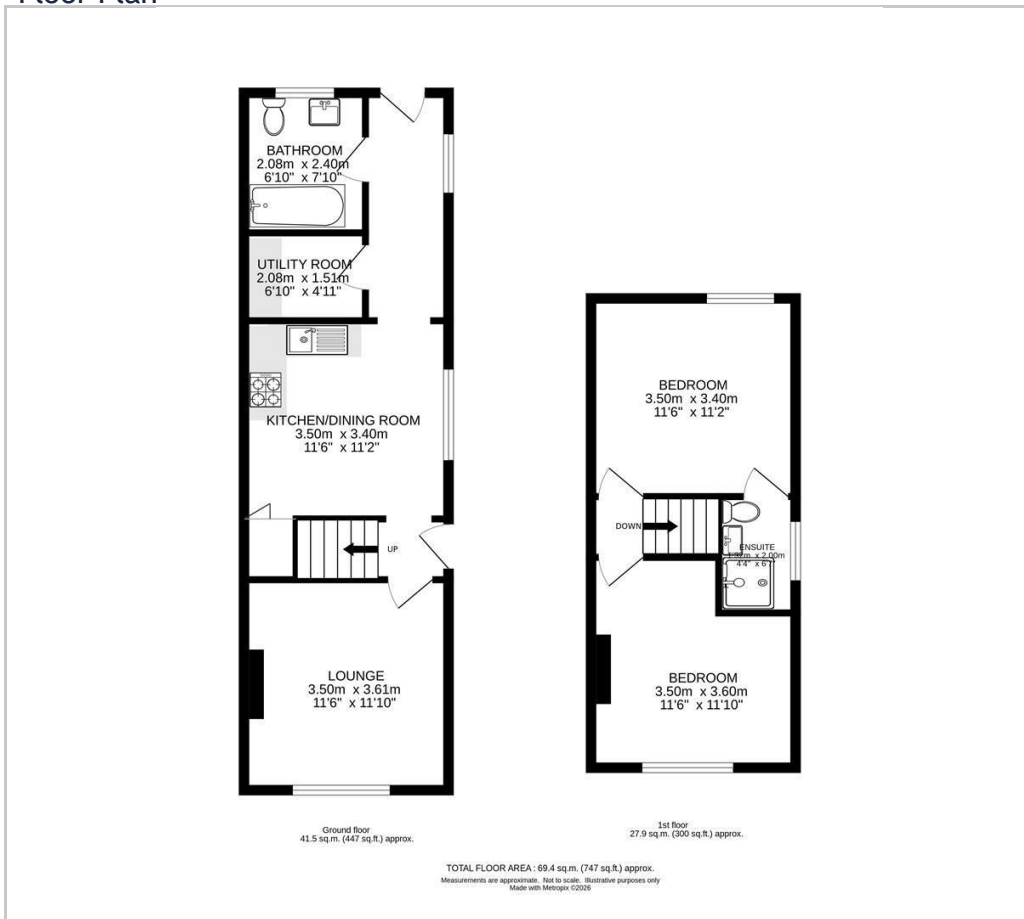
Front:

Paved hardstanding for off street parking.

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

Vendors are upsizing locally, with onward chain

Roof redone June 2023 & extension roof 2023

Boiler 5-6 years - combi

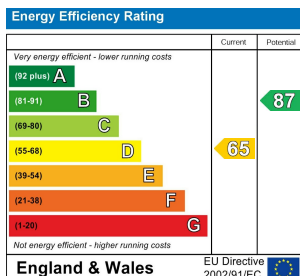
Rear boundary fence is on the R/H side and rear fence

Garden is south facing

The extension was built by previous owners (estimated 2010)

Extension but done by previous sellers

South facing garden



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.

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.