



21 Derek Avenue, Wallington, SM6 7LA



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Guide price £600,000

Cromwells
ESTATE AGENTS



21 Derek Avenue, Wallington, SM6 7LA

Nestled in the desirable area of Derek Avenue, Wallington, this charming semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,064 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, it provides ample space for families or those seeking extra room for guests or a home office. The modern kitchen and bathroom have been thoughtfully designed, while a convenient downstairs WC adds to the practicality of the home. The property is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside.

The location is particularly appealing, being just a short stroll from Wallington County Grammar School, as well as Beddington Infants and Holy Trinity Primary School, making it an excellent choice for families. Local shops and bus links are also within easy reach, and both Wallington and Carshalton Village are just a pleasant walk away, offering a variety of amenities and leisure options.

This lovely property truly must be viewed to appreciate its prime location and the generous, flexible space it has to offer.

Accommodation
Entrance Hall
Under stairs storage cupboard, tiled flooring with underfloor heating, radiator.

Downstairs WC
Wash hand basin with mixer tap and storage below, enclosed WC, extractor fan, part tiled walls.

Living Room
Electric fireplace, radiator, fitted carpet, double glazed window to front aspect.

Dining Room
Feature fireplace, radiator, fitted carpet, double glazed windows and French doors opening out to garden

Kitchen
Range of modern gloss fitted kitchen units and drawers, solid wood worktop, inset composite sink with chrome mixer tap, integrated oven/grill, gas hob and extractor fan above, space for fridge freezer washing machine and dishwasher, breakfast bar, built-in shelving, tiled splashback, tiled flooring with underfloor heating, double glazed window to rear aspect, part glazed UPVC patio door leading out to garden.

Stairs to 1st floor landing, feature stained glass window to side aspect, fitted carpet.

Bedroom One
Electric fireplace, radiator, fitted carpet, built-in cupboard, double glazed window to front aspect .

Bedroom Two
Built in wardrobe, electric fireplace, fitted carpet, radiator, double glazed window to rear aspect .

Bedroom Three
Radiator, fitted carpet, double glazed window to front aspect

Bathroom
Modern suite comprising freestanding rolltop claw foot bath tub with chrome mixer tap and hand shower attachment, pedestal wash hand basin with chrome taps, WC, corner shower cubicle with sliding doors, thermostatic shower, airing cupboard housing boiler, double glazed obscure window to rear aspect, tiled flooring with underfloor heating, heated chrome towel rail, loft access.

Outside
Front garden and gravel driveway providing off street parking.

Shared driveway

Detached garage with up and over door and power

Rear Garden
Decking area, lawn section, borders with shrubs and flowers, rear patio area, shed with power, outside tap, gate providing side access.

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

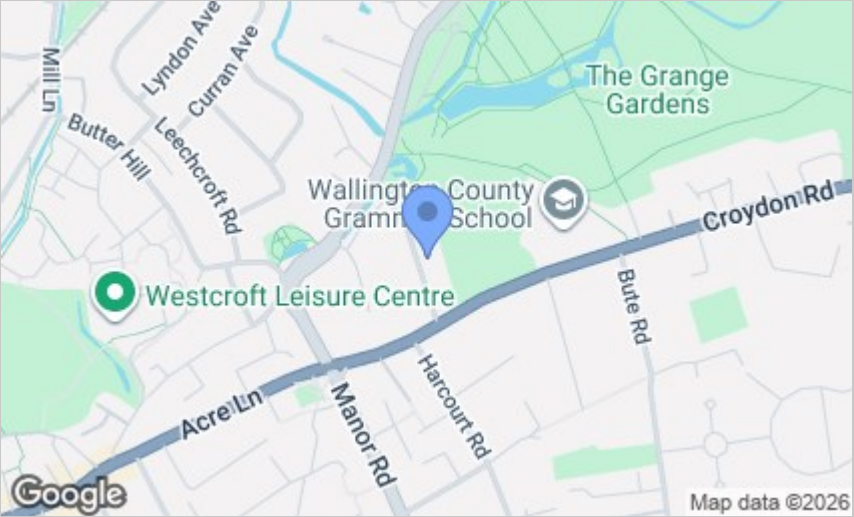


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

