



Flat 2, 29 Queens Road, Wallington, SM6 0AG



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Guide price £325,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to offer this delightful flat conversion boasting a perfect blend of modern living with attractive period features, with flexible living accommodation to suit individual needs, making it a truly unique find.

As you step into the property, you are greeted by an open plan living area with double doors opening out to the garden, which offers a great space for both relaxing and entertaining guests. The property features a bright and airy ground floor bedroom, and an additional basement room with a walk-in wardrobe offering a great opportunity to be versatile with the space to suit your requirements. There is also a modern bathroom which has only recently been fitted. One of the standout features of this property is the private garden, which provides a tranquil retreat where you can relax and unwind or entertain friends and family. There is also the benefit of off street parking for one vehicle.

Situated in a desirable road in Wallington, perfectly located for easy access to both Wallington and Carshalton High Street, with a wide variety of shops, cafes and amenities nearby. Both Beddington Park and The Grove are lovely green spaces which are within easy walking distance. This is a great purchase for those looking to be close to transport links, with Wallington mainline train station only a short walk away with it's great links into central London, plus local bus routes serving Sutton, Purley, Morden and Tooting.

Accommodation

Security phone entry system, door into communal hallway. Front door into entrance lobby.

Bedroom

Radiator, fitted carpet, double glazed windows to front aspect.

Open plan Kitchen and Living Area

Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated oven and gas hob with chrome extractor hood above, space for washing machine and undercounter fridge and freezer, tiled splashback, wood laminate flooring, built in high level storage space.

Living Area

Modern vertical radiator, wood laminate flooring, double glazed French doors opening out to garden.

Bathroom





Modern three piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap with shower head attachment, pedestal wash hand basin, WC, double glazed obscure window to side aspect.

Stairs down to basement level

Basement Room (used by owner as a bedroom)
Radiator, fitted carpet, walk in wardrobe with space for desk/home office.
Outside



Rear Garden

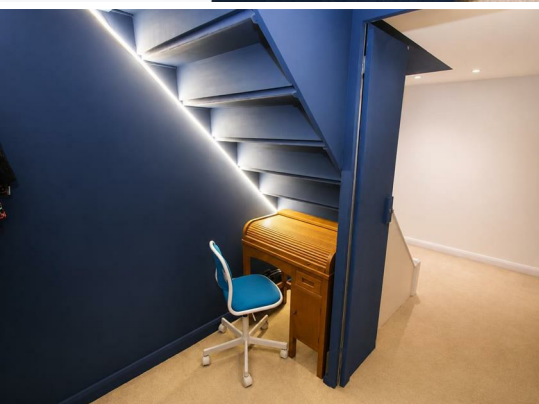
Well maintained private rear garden with lawn section, gravelled patio area, side access, shed.

To the front

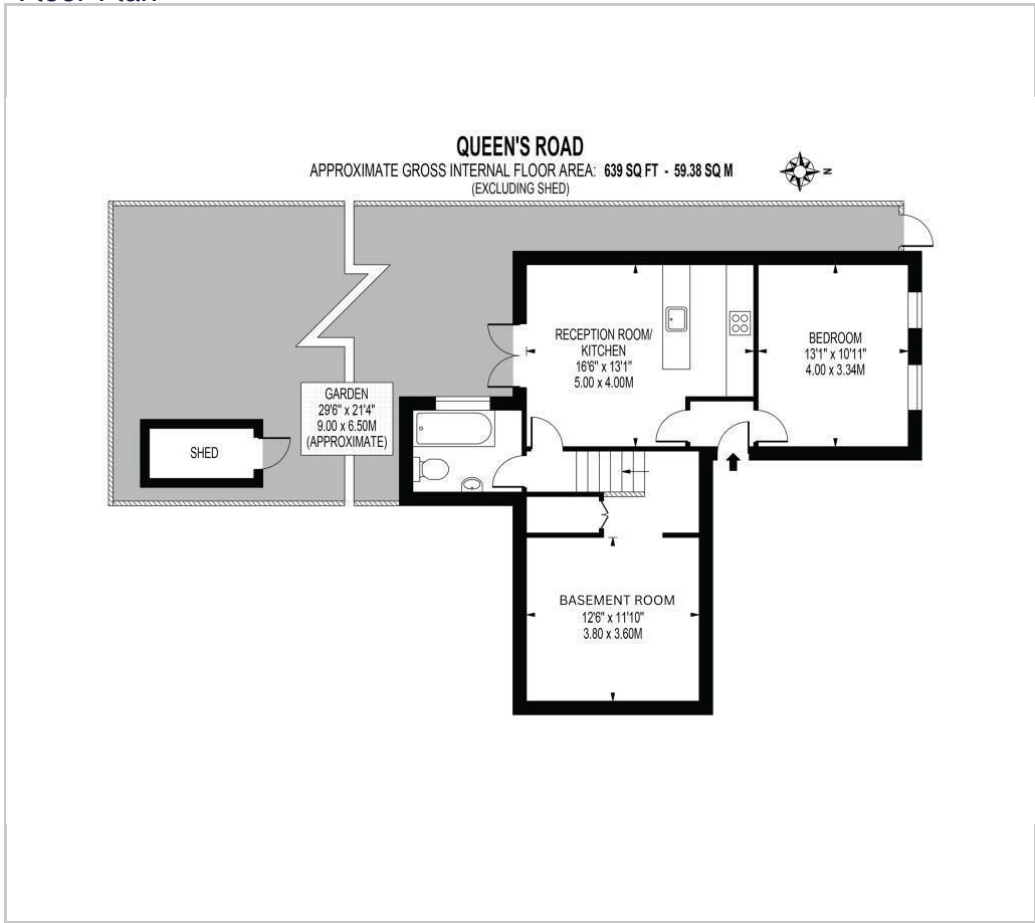
Allocated parking space on front communal driveway.

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

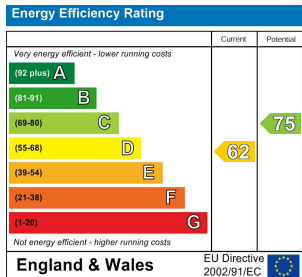


Floor Plan



Additional Information

Vendor looking to buy a flat
Private garden with side access
Parking space allocated on the front drive, directly outside on the right hand right as you look onto the property from front.
Boundry - left hand side as you look at property from the front
Basement room currently used as a bedroom by current owner (not an official bedroom as no window)
House built 1901, converted into 5 flats in mid-1970s
Bathroom remodelled less than 2yrs ago
Damp Survey performed 2 years ago, 10 year guarantee issued at the time
Worcester boiler, approx 2-3 years old, serviced on a regular basis
Lease - 992 years - share of freehold
No ground rent
Service charges approx £139 per month. £1974.48 annually Includes buildings insurance, gardening and cleaning of communal areas, sinking fund, cleaning of drains/ guttering,
Council Tax C
Share of freehold



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.

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