



22 Mellows Road, Wallington, SM6 8PS



Guide price £400,000

**Cromwells**  
ESTATE AGENTS



## 22 Mellows Road

Wallington, SM6 8PS

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Welcome to this charming mid-terrace house located on Mellows Road in Wallington. This spacious three-bedroom home is offered for sale with no onward chain, making it an ideal choice for those looking to move in without delay. Nestled on a desirable no-through road, the property enjoys a peaceful setting while still being within easy walking distance to Wallington town centre, where you will find a variety of shops, amenities, and excellent transport links.

Although the property does require updating, this presents a wonderful opportunity for new owners to personalise the space and truly make it their own.

With its prime location and potential for enhancement, this property is perfect for those seeking a home that combines convenience with the chance to create a bespoke living environment. Don't miss out on the opportunity to view this delightful home



### Accommodation

Sheltered entrance

Obscure glazed wooden front door to..

Entrance hall

Single panel radiator, coved ceiling.

Lounge

UPVC double glazed bay window to front aspect, double panel radiator, coved ceiling.

Dining room

UPVC double glazed window to rear aspect, fireplace, coved ceiling.

Kitchen

Fitted wall units and cupboards below, access to large under stairs storage, roll top worksurface with inlaid stainless steel sink, space and plumbing for washing machine, space for cooker, UPVC double glazed window to side aspect and doors





leading to side and rear.

Stairs to 1st floor landing  
Loft access with pull down ladder.

#### Bedroom one

UPVC double glazed windows to front aspect, fitted wardrobes, single panel radiator, wash hand basin with chrome mixer tap.

#### Bedroom two

UPVC double glazed window to rear aspect, built-in wardrobe, single panel radiator.

#### Bedroom three

UPVC double glazed window to rear aspect, cupboard housing hot water tank, single panel radiator.

#### Bathroom

Comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap, low-level push button flush WC.

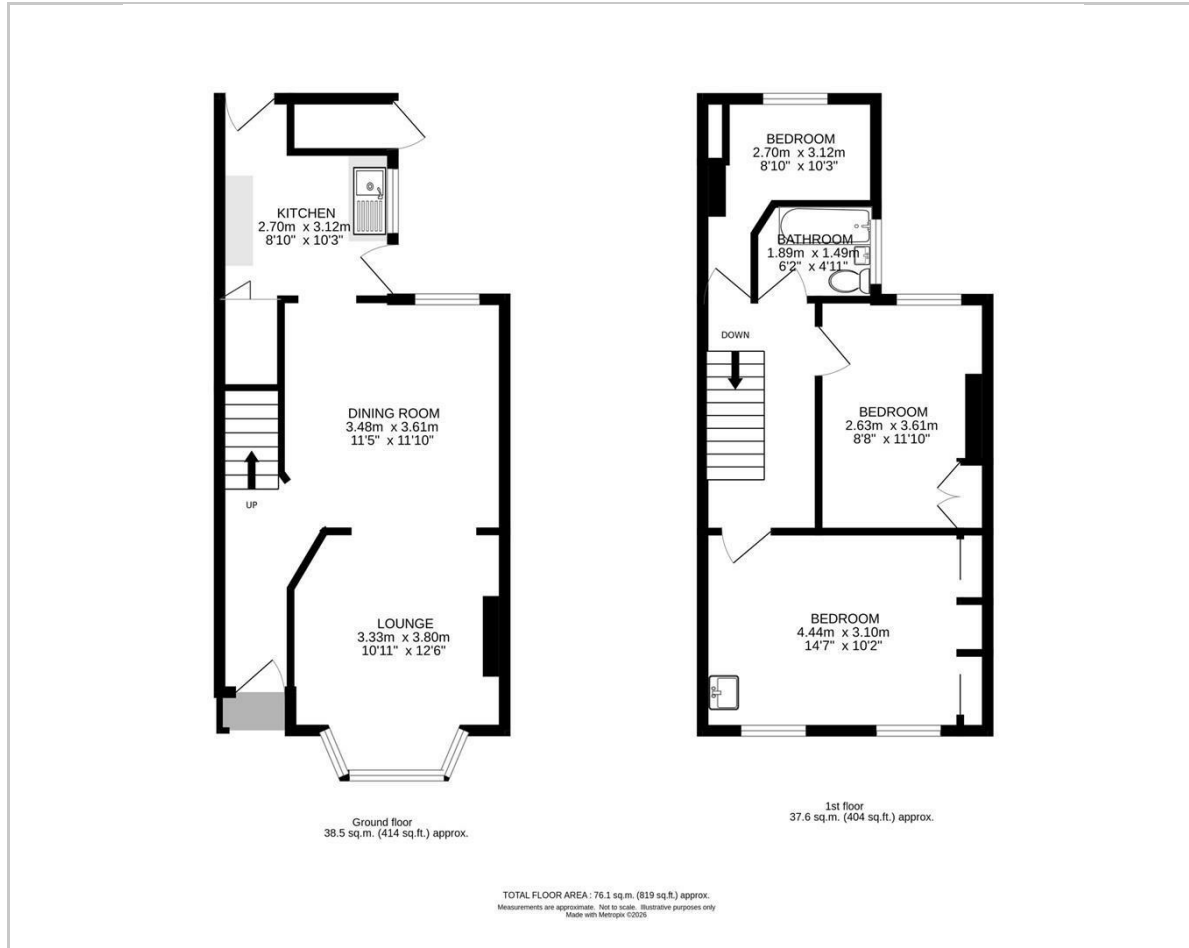
#### Rear garden

Approximately 60ft  
Mature shrubs.

#### 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



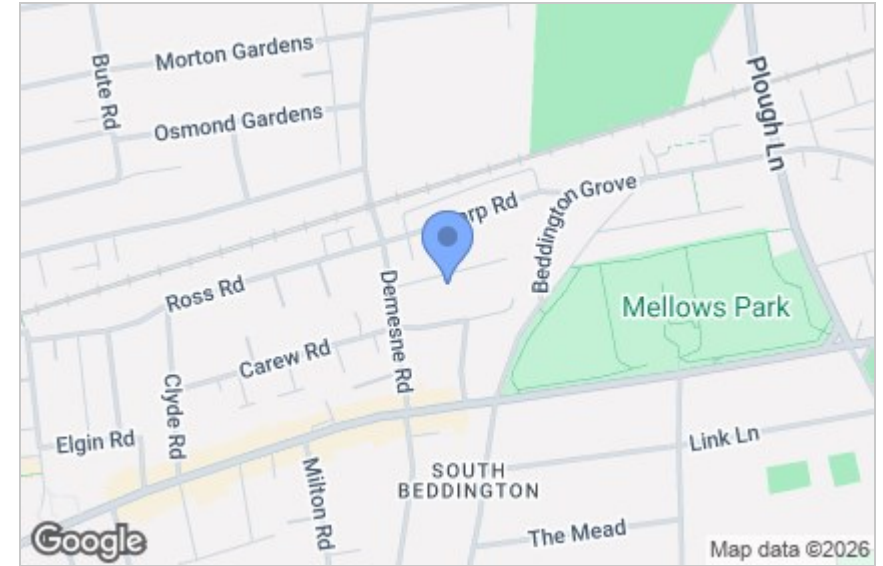
## Viewing

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

## Area Map



## Energy Efficiency Graph

