



14 Park Road, Hackbridge, Wallington, SM6 7ER



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Guide price £550,000

**Cromwells**  
ESTATE AGENTS



## 14 Park Road, Hackbridge Wallington, SM6 7ER

Cromwells Wallington are delighted to present this modern and stylish three bedroom home with over 1100 sq ft of spacious accommodation set over three floors, located in a popular residential road close to excellent transport links and amenities. The current owners have cleverly maximised the space by extending into the loft creating a third double bedroom, and other features include two luxurious bath/shower rooms (one en-suite), an open plan living dining room with doors opening out to the garden, a modern kitchen, a ground floor WC and use of an off street parking space.

Park Road offers excellent access to local shops, primary schools including Hackbridge Primary and highly sought after grammar schools. There are great transport links with Hackbridge mainline train station only a short walk away with its fast links into Central London. For those looking for local green space to enjoy, Beddington Park and the Wandle Trail are close by.

### Accommodation

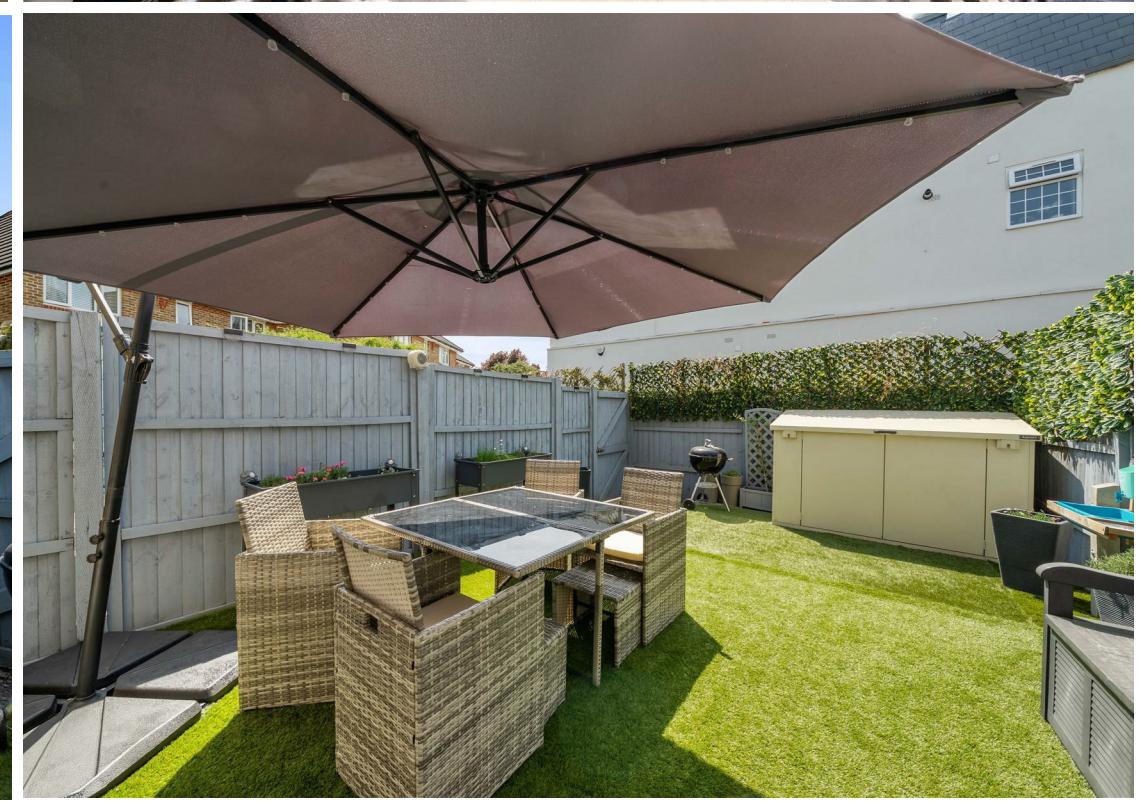
This stunning family home is one of three houses built in 2015 on the corner of Park Road and Wandle Road, making it an ideal choice for those looking for something ready to move straight into! As you approach the property you have use of an off-street parking space in front of the house. On entering the property, you'll find two large storage cupboards, followed by a modern white gloss kitchen complete with integrated fridge freezer and dishwasher, granite worktops and plenty of storage space. The ground floor also features a WC and a large, bright and airy living room which creates a perfect social space for entertaining friends and family. The lounge has double doors opening out to an impressive South facing garden, which has an easy to maintain artificial grass area and gate providing side access.

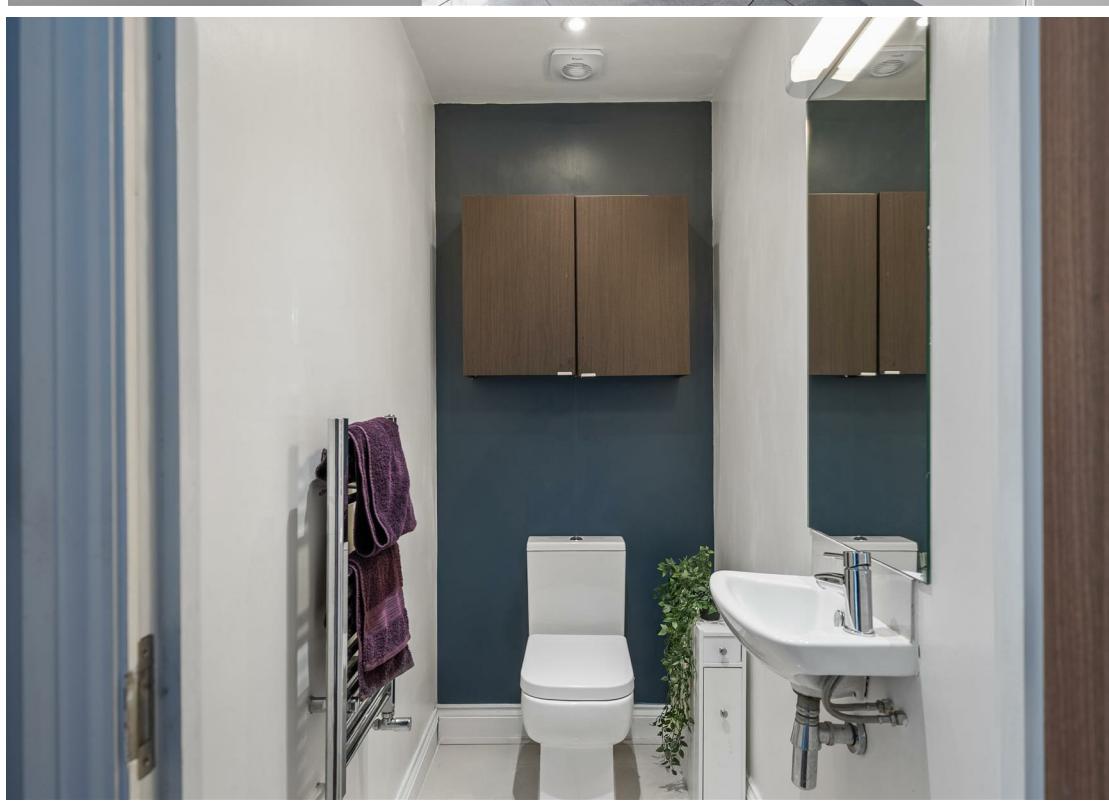
The first floor features two double bedrooms, one that has a lovely en-suite bathroom and a built-in wardrobe. There is also a second double bedroom to the rear of the property, plus a luxurious family bathroom. There are stairs to the second floor which features a large third double bedroom with Velux windows, which also works well as an office space for those who work from home. There are also eaves cupboards in here providing good storage space.

Other good features are a built-in alarm system and solar panels with the property having a high energy efficiency rating of 90.

### 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

### Energy Efficiency Rating

