



6 Kingswood Way, Wallington, SM6 8PB



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Guide price £400,000

**Cromwells**  
ESTATE AGENTS



**6 Kingswood Way  
Wallington, SM6 8PB  
Guide price £400,000**

**\*CASH BUYERS ONLY\***

Cromwells Wallington are pleased to present this spacious three bedroom end of terrace family home, nestled away in a sought after cul de sac.

The property is offered to the market with NO ONWARD CHAIN and offers superb scope to extend s.t.p.p. Situated on the popular Chase estate and close to excellent schools., transport links, local shops and amenities.

**Accommodation**

Double glazed sliding door to..

Entrance porch

Double glazed windows to front aspect, wall light, obscure glazed wooden front door to..

Spacious entrance hall

Obscure glazed window to front aspect, single panel radiator, large under stairs storage cupboard, wall mounted thermostat.

**Lounge**

Double glazed bay window to front aspect, double panel radiator, coved ceiling, gas fireplace with solid surround.

**Dining room**

Double glazed sliding doors to rear aspect, double panel radiator, coved ceiling.

**Kitchen**

Range of fitted wooden wall units with matching cupboards and drawers below, rolled top work surfaces, stainless steel sink with chrome mixer tap, space for cooker with extractor fan above, space and plumbing for washing machine and





tumble dryer, space for fridge/freezer, wall mounted "Worcester" boiler, obscure glazed window and door to rear aspect.

Stairs to 1st floor landing  
Loft access

Bedroom one  
Double glazed window to front aspect, single panel radiator.

Bedroom two  
UPVC double glazed window to rear aspect, single panel radiator.

Bedroom three  
Double glazed window to front aspect.

Bathroom  
Comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, cupboard housing hot water tank, part tiled walls, obscure double glazed window to rear aspect.

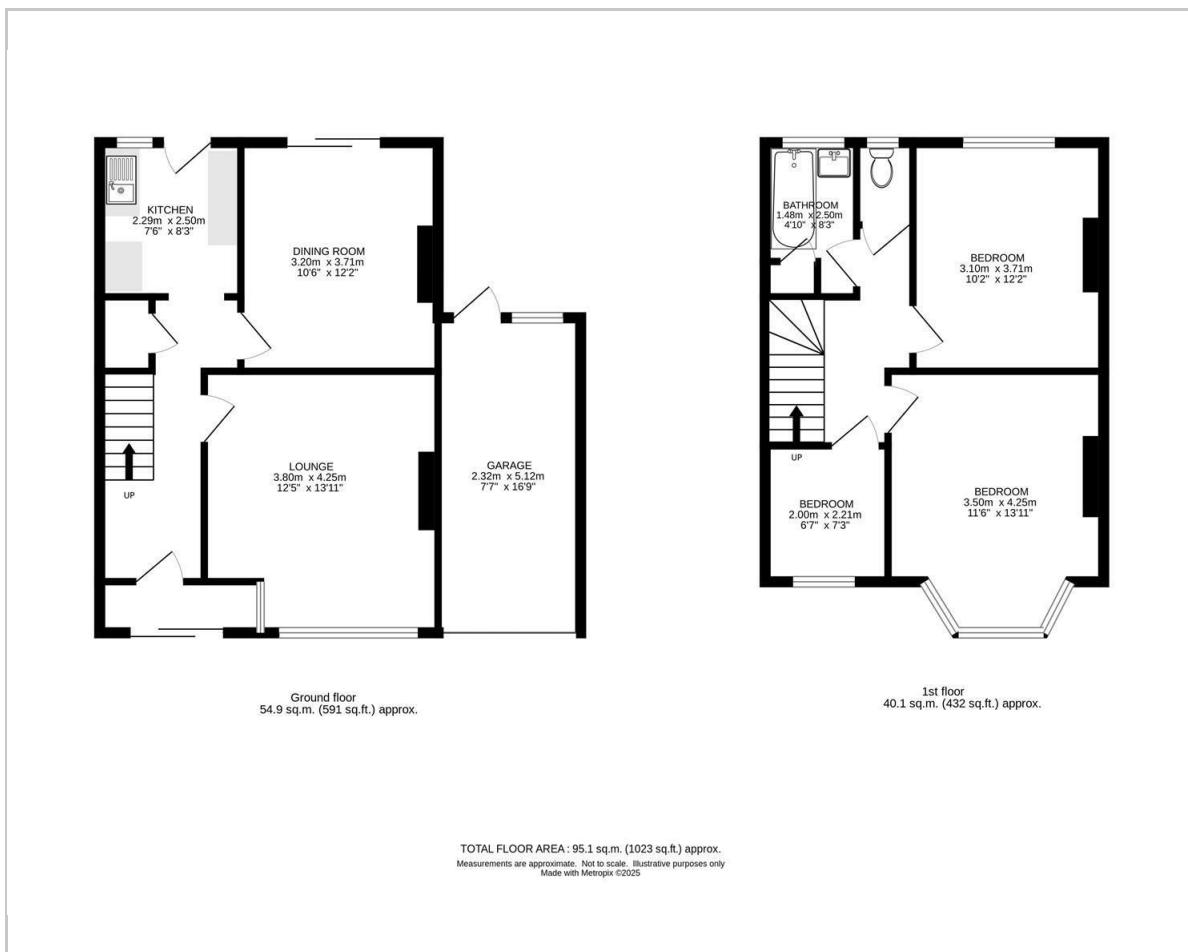
Separate WC  
Consisting of low-level push button flush WC and obscure double glazed window to rear.

Rear garden (South Westerly aspect)  
Approximately 75ft  
Large paved patio area leading to lawn section with mature shrubs and plants bordering, outside tap, fence enclosed.

Garage at side  
Up/Over the door at front.

**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 firms 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

