







31 The Manor Way, Wallington, Surrey, SM6 7PJ

4 1 2

Guide price £695,000

Cromwells
ESTATE AGENTS

31 The Manor Way, Wallington, SM6 7PJ

Cromwells Wallington are delighted to offer this charming four bedroom (4 bedrooms 2 receptions 1 study 1 bathroom 2 toilets) semi detached home, nestled away in a sought after no through road. The property benefits from a modern kitchen/breakfast room, two further reception rooms, a study room a garage and a pretty rear garden.

The Manor Way is only a short walk to Wallington County Grammar School, Beddington Infants and Holy Trinity Primary School are also close by. Local shops and bus links are within easy reach and both Wallington and Carshalton Village are just a short walk away. This lovely property must be viewed to appreciate its sought after location and the size and flexible space it has to offer.

Accommodation

Sheltered entrance
Stained glass leaded light front door to..

Spacious entrance hall
Stripped floorboards, covered radiator, dado rail, coved ceiling.

Lounge
UPVC double glazed leaded light bay window to front aspect, covered radiator, feature cast iron fireplace, bespoke fitted shelving and cupboards, dado rail, coved ceiling and ceiling rose.

Dining room
UPVC double glazed windows and patio doors to rear aspect, covered radiator, bespoke fitted shelving units and cupboards, feature cast iron fireplace, stripped floorboards, coved ceiling and ceiling rose.

Kitchen/breakfast room
Range fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, integrated washing machine and dishwasher, integrated fridge/freezer, double panel radiator, Karndean flooring, breakfast bar area, wall mounted boiler, UPVC double glazed window to rear aspect and door leading to garden.

Downstairs WC
Consisting of low-level flush WC, wash hand basin with chrome taps, tiled flooring, extractor fan.

Stairs to 1st floor landing
Dado rail, loft access, wall mounted radiator, UPVC double glazed window to side aspect.

Bedroom one
UPVC double glazed leaded light bay window to front aspect, single panel radiator, fitted wardrobes, feature cast iron fireplace, coved ceiling.

Bedroom two
UPVC double glazed window to rear aspect, fitted wardrobes, single panel radiator, decorative ceiling, feature cast iron fireplace.

Bedroom three
UPVC double glazed leaded light or bay window to front aspect, double panel radiator, built in wardrobe, wood flooring, coved ceiling

Bedroom four
UPVC double glazed leaded light or bay window to front aspect, fitted shelving and desk area, Karndean flooring, covered radiator, built-in wardrobe, coved ceiling.

Bedroom 5/study
UPVC double glazed window to rear aspect, oak flooring, double panel radiator, coved ceiling, fitted shelving and desk area.

Bathroom
Three piece suite comprising panel enclosed bath with chrome taps and thermostatic power shower, wash hand basin with chrome mixer tap, low-level flush WC, wood laminate flooring, part tiled walls, heated towel rail, airing cupboard, obscure UPVC double glazed window to rear aspect, coved ceiling.

Rear garden – approximately 90ft
Paved patio area leading to lawn section with shrubs bordering, rear composite decking area and summer house, fence enclosed, outside tap, garden shed.

Garage at side
Wooden double doors 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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.


















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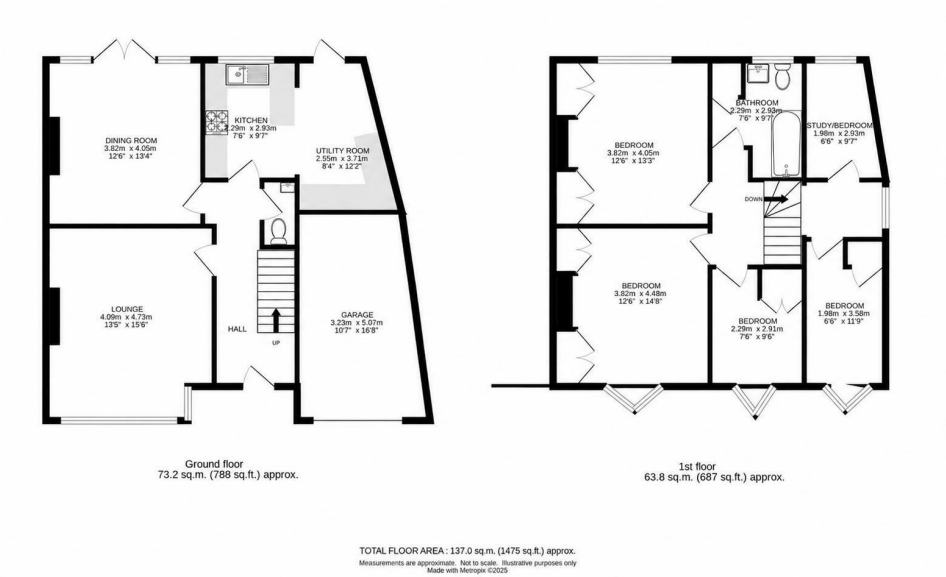


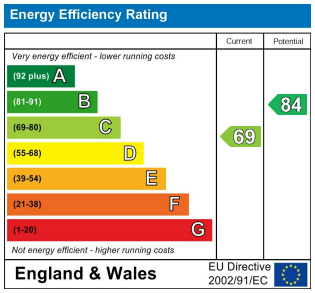






Floor Plan





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.

Additional Information

Lived 30 years
Boiler - in kitchen, combi boiler - 5 years old, serviced regular

Fire in living room, used to be gas fire

Kitchen done 2017

East facing garden

Summer house built by owner - 10 years ago

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 as statements of fact.

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