







Fern Cottage, 93 Stafford Road, Wallington, SM6 9AP

2 1 2

Guide price £425,000

Cromwells
ESTATE AGENTS

Fern Cottage, 93 Stafford Road

Wallington, SM6 9AP

Don't miss out on this charming two-bedroom period terraced home on Stafford Road in the heart of Wallington. This delightful property boasts two reception rooms and two good sized bedrooms, perfect for a small family, first time buyers or investors alike! The recently modernised bathroom adds a touch of luxury to this character-filled home. One of the highlights of this property is the excellent sized rear garden, providing a lovely outdoor space for you to relax and socialise with family and friends.

Situated in a convenient central location, you'll find yourself just a stone's throw away from shops, the high street, and various transport links, making daily errands a breeze. There is great potential for extension, subject to relevant planning permissions, offering you the opportunity to tailor this lovely home to your specific needs.

Accommodation

Part glazed front door leading into

Entrance Hall
Radiator, under stairs storage cupboard, laminate flooring.

Living Room
Feature fireplace, built-in storage and shelving, radiator, solid wood flooring, double glazed sash window to front aspect.

Dining Room
Feature fireplace, radiator, laminate flooring, door into lean to.

Lean To
Storage space and patio door leading out to garden.

Kitchen
Range of fitted kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl stainless steel sink























with chrome mixer tap, integrated oven/grill and gas hob, space for tall fridge/freezer, washing machine and tumble dryer, wall mounted 'Worcester' combination boiler, double glazed window to rear aspect, window to side aspect.

Bedroom One
Double glazed sash windows to front aspect, radiator, fitted carpet.

Bedroom Two
Double glazed window to rear aspect, radiator, fitted carpet.

Bathroom
Luxury modern suite comprising of shower cubicle with sliding door, electric shower, panel enclosed bath with chrome mixer tap and hand shower attachment, pedestal wash hand basin with chrome mixer tap, WC, radiator, double glazed window to rear aspect, part tiled walls, vinyl floor, built in storage cupboard.

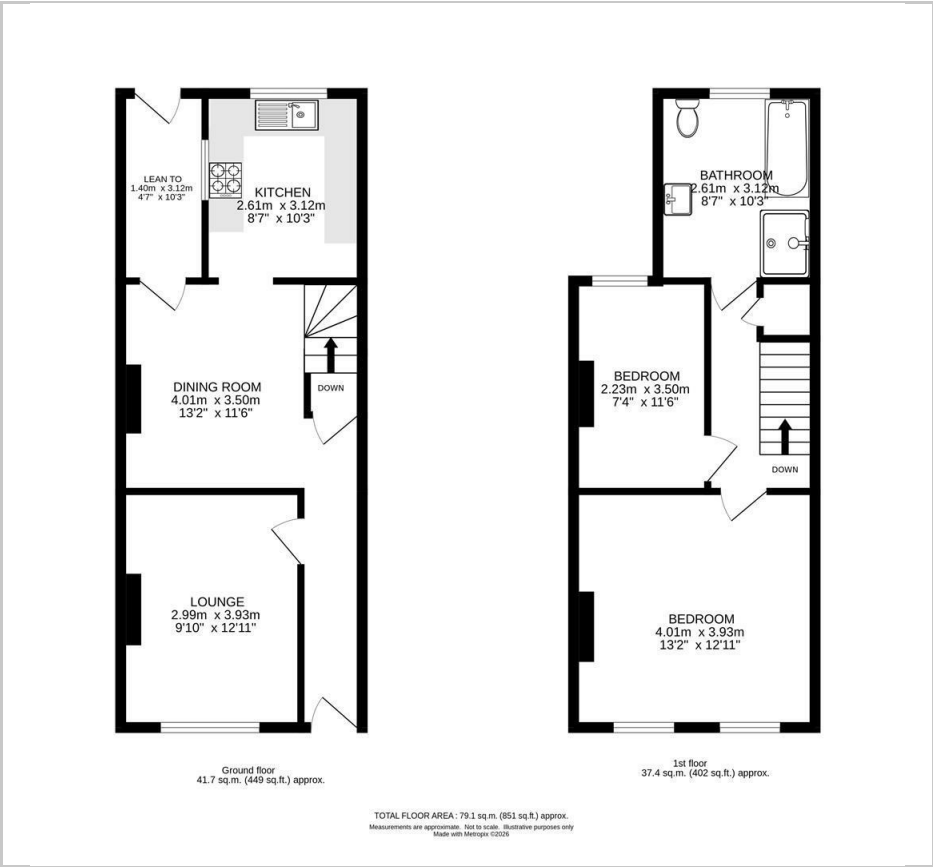
Outside

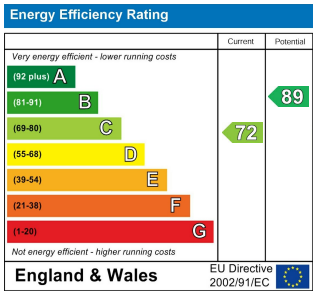
Front Garden

Rear Garden
Well maintained garden with large lawn area, patio decking area, fence enclosed.

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

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

Owner upsizing locally, to find
Boiler 3/4 years old - in kitchen
Flooring in living room - 5 years old
New windows - 8/9 years ago
Bathroom redone in 2022
Roof redone 2017
House was damp proofed 9 years ago
Decking in garden 2 years ago.
Party wall agreements with both neighbours for their lofts, has paperwork.
Council Tax band C

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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