







26 Parkgate Road, Wallington, SM6 0AH

2 1 1 £335,000

Cromwells
ESTATE AGENTS

26 Parkgate Road, Wallington, SM6 0AH

A chance to acquire a two double bedroom ground floor maisonette which has a beautiful modern and bright interior, and includes a spacious kitchen diner, a pretty courtyard garden and share of freehold. It is situated in a prime location between Wallington town centre and Carshalton Village, close to all transport links, shops and amenities. Viewing highly recommended.

Accommodation

Sheltered entrance
UPVC double glazed front door leading into..

Entrance Hall
Wood laminate flooring, wall mounted "hive" heating control, two storage cupboards.

Living Room 14’4 x11’5
Picture rail, double panelled radiator, UPVC double glazed window to front aspect, open fireplace with solid surround.

Kitchen/Diner 15’0 x 10’1
Laminate worksurface with drawers and cupboards below, matching wall units above, stainless steel sink with chrome mixer tap, space for electric cooker, extractor fan above, space and plumbing for washing machine, combination boiler, tiled surround, tiled floor, UPVC double glazed window to rear aspect and patio door leading out to garden.

Bedroom One 11’5 x 11’5
Picture rail, fitted carpet, panelled radiator, UPVC double glazed window to rear aspect.

Bedroom Two 10’9 x 8’10
Picture rail, fitted carpet, panelled radiator, UPVC double glazed window to front aspect.

Bathroom 6’7 x 5’0
Panel enclosed bath with shower screen, electric shower, pedestal wash hand basin with Victorian style chrome mixer taps, low-level WC, part tiled walls, Victorian style floor tiles, UPVC obscure double glazed window to rear aspect.

Outside

To the front
Front garden with lawn area, shrubs and shared access path.

Garden
Private section of shared garden, courtyard style with patio 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





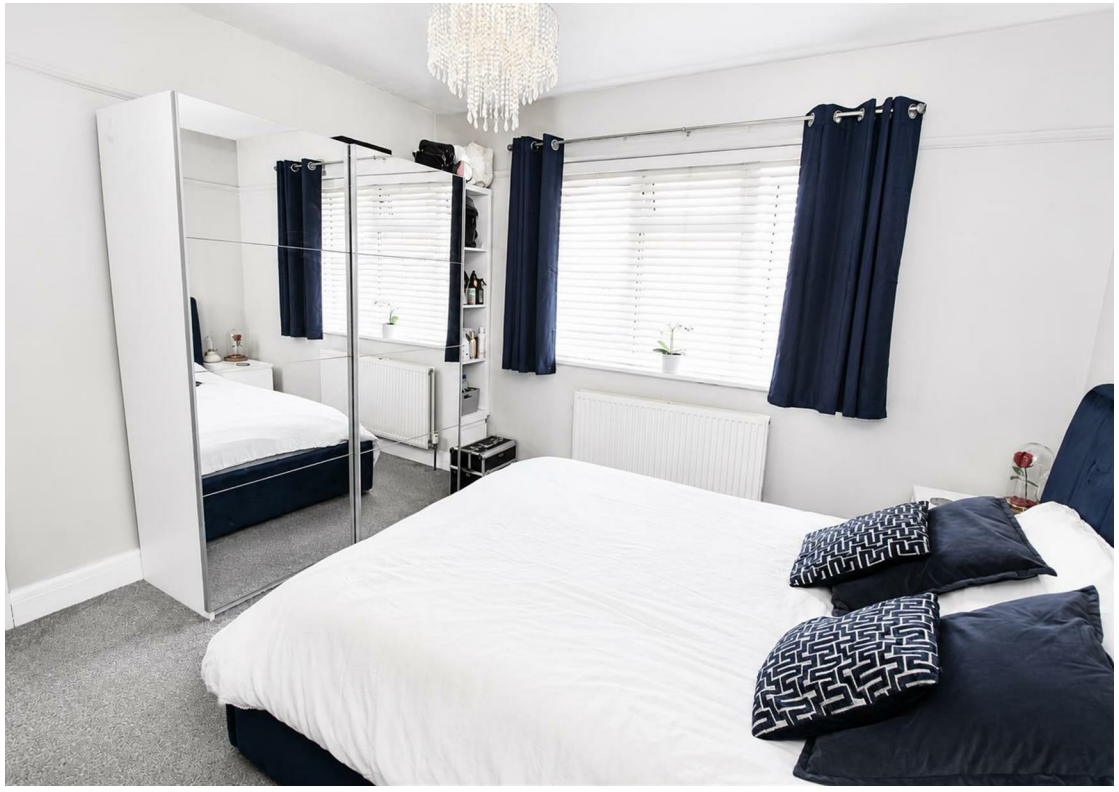
















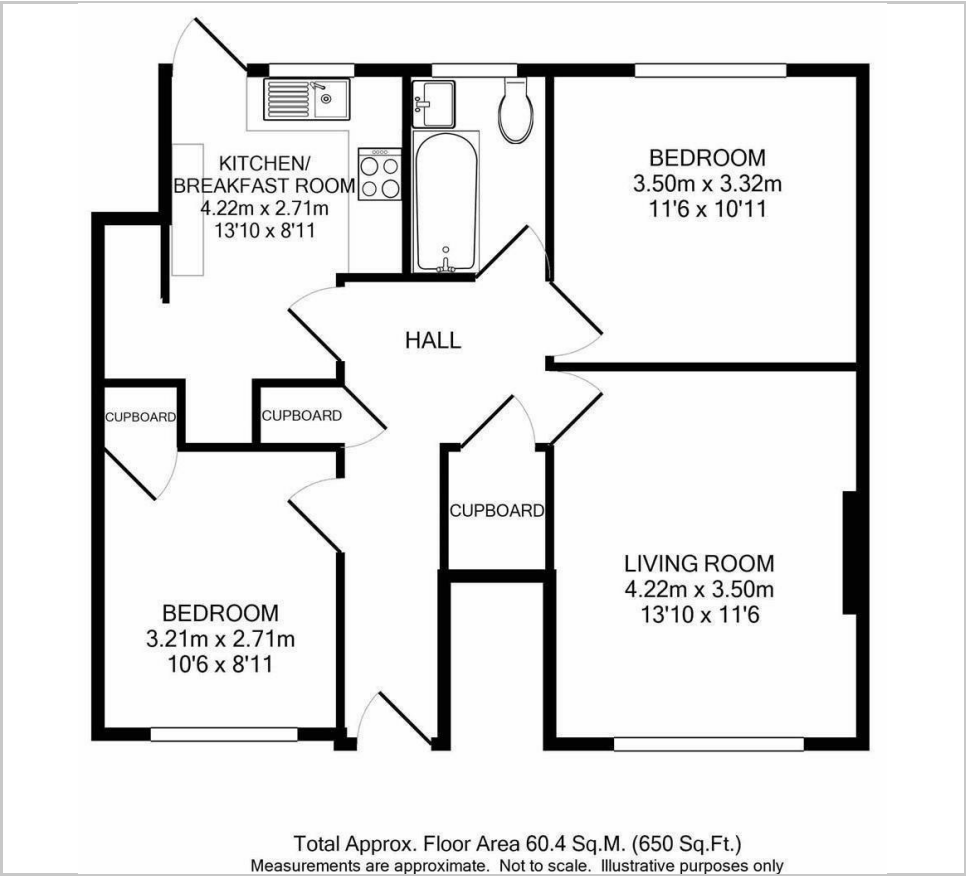




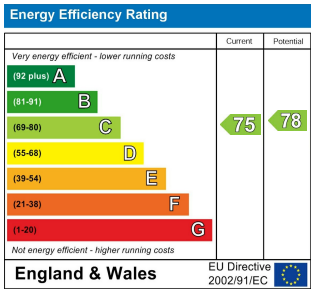




Floor Plan



Total Approx. Floor Area 60.4 Sq.M. (650 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only



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 since 2021, will be in a chain. Need to find.

Decorated throughout since purchase.

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.

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.

77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 020 8647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

Cromwells
ESTATE AGENTS