



286 Stafford Road, Wallington, Surrey, SM6 8PN



Guide price £500,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to present this well appointed three bedroom terraced home, which offers spacious accommodation in a convenient location close to transport links, excellent school and various amenities. The property features two generous reception rooms, a well equipped kitchen, three well proportioned bedrooms and a family bathroom. Outside there is a lovely established garden, with a detached garage and carport area, with rear vehicular access for parking your car.

Location is key, and this home does not disappoint. It is conveniently close to Waddon mainline train station, providing excellent transport links into central London. Additionally, there are bus services that connect to nearby areas such as Croydon, Sutton, and Carshalton, making commuting a breeze. Residents will also appreciate the proximity to local shops and parks, perfect for leisurely strolls or family outings. For families with children, the property is well located for highly regarded schools, including Wilsons Grammar School, Wallington Girls, and Wallington County Grammar, ensuring quality education options are within easy reach.

Accommodation

Entrance Porch

Entrance Hall

Radiator, laminate flooring, under stairs storage cupboard.

Living Room

Feature gas fireplace, radiator, laminate flooring, double glazed bay window to front aspect

Dining Room

Radiator, laminate flooring, double glazed French doors leading out to garden.

Kitchen

Range of fitted kitchen units and drawers, laminate worktop, inset one and a half bowl ceramic sink with chrome mixer tap, space for fridge freezer and cooker with extractor fan above, space and plumbing for washing machine, tiled splashback, vinyl flooring, double glazed window and patio door leading out to garden.

Stairs to 1st floor landing

Loft access (with pull down ladder, boarded for storage) laminate flooring.

Bedroom One

Fitted wardrobes, wood flooring, radiator, air conditioning unit, double glazed bay window to front aspect

Bedroom Two

Range of fitted wardrobes, air conditioning unit, laminate flooring, corner shower cubicle, radiator, double glazed window to rear aspect

Bedroom Three

Radiator, laminate flooring, double glazed window to front aspect.

Bathroom

Three piece suite comprising of panel enclosed bath with chrome mixer tap and hand shower attachment, vanity wash hand basin with taps and storage below, WC, part tiled walls, laminate flooring, radiator, double glazed obscure window to rear aspect.

Outside

Front Garden

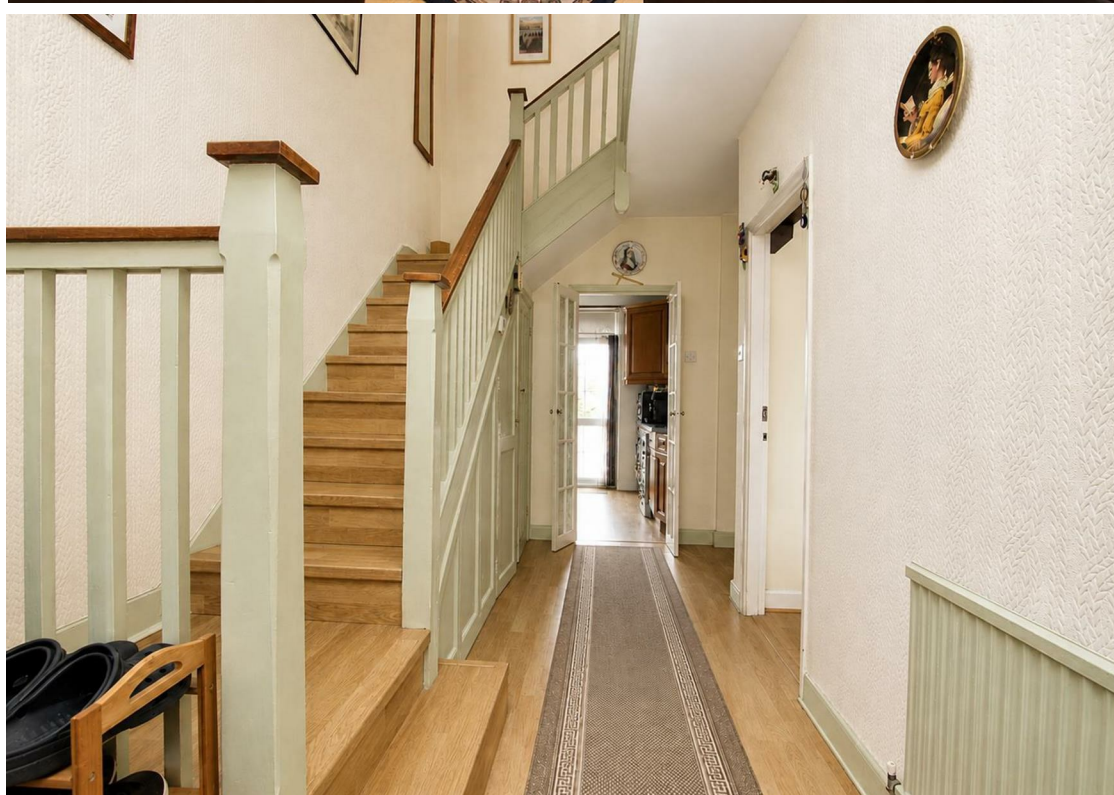
Rear Garden

Paved patio area with pergola, lawn section, detached garage with rear access and off street parking, power and light. car port area with hard standing providing off street parking for one car.

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

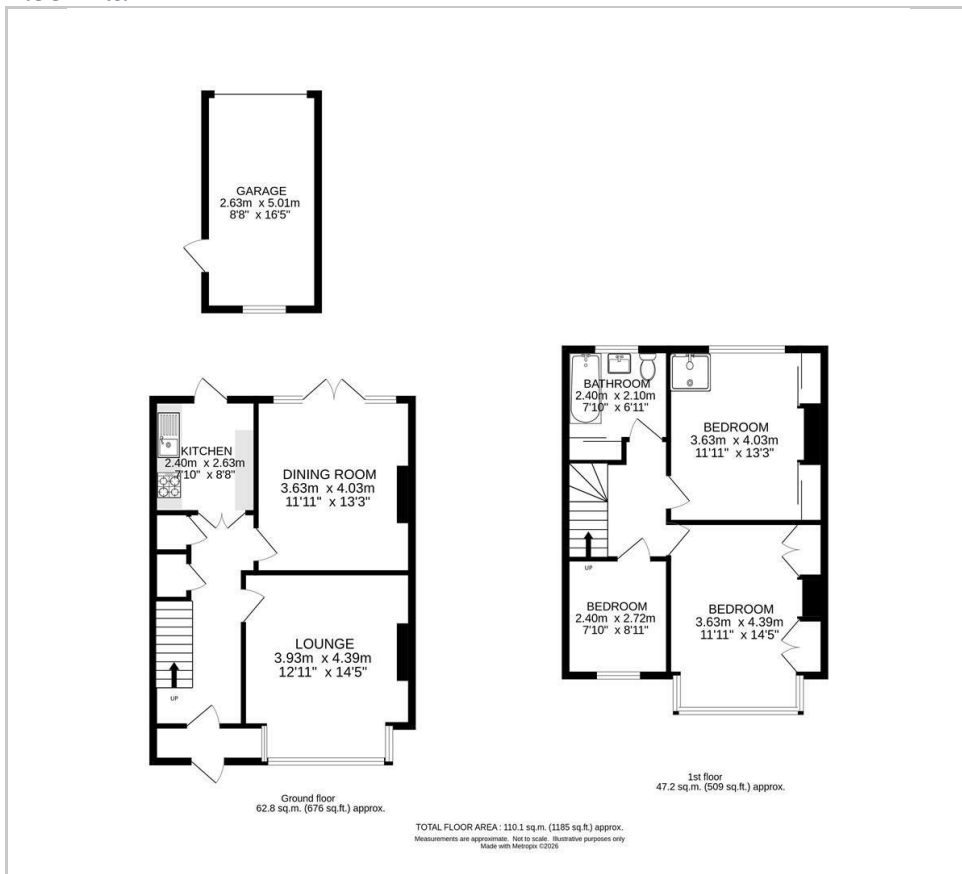








Floor Plan



Additional Information

Lived there 25 years

Boiler in loft - Worcester Bosch 9/10yrs old - has been serviced

Loft part boarded with pull down ladder

Never applied for dropped kerb at front, has garage at back so never needed

Boundary Left hand side

Air conditioning unit in both double bedrooms

Could fit 2 cars at the back, one in the garage and one in the car port area, vehicular access at the rear

Looking to upsize locally

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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