







28 Defiant Way, Wallington, SM6 9HD

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Offers over £195,000

Cromwells
ESTATE AGENTS

28 Defiant Way

Wallington, SM6 9HD

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Cromwells Wallington are pleased to present this immaculately presented one bedroom first floor flat, which offers spacious room sizes and a bright and airy modern interior. The property benefits from a modern well equipped kitchen, gas central heating and a long lease.

Defiant Way is well located for transport links and amenities, with local shops, leisure centre and Roundshaw Park all nearby, and bus links serving Wallington, Sutton and Croydon. A viewing is recommended to appreciate the size and space this lovely flat has to offer.







Accommodation

Hallway
Security phone entry system, laminate flooring

Kitchen
Range of modern white gloss kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl stainless steel sink, integrated oven and gas hob with chrome extractor hood above, space for tall fridge freezer and washing machine, cupboard housing boiler, tiled splashback, laminate flooring, double glazed window to rear aspect.



Bedroom
Built-in cupboard, radiator, laminate flooring, double glazed window to front aspect

Living Dining Room
Radiator, laminate flooring, double glazed window to front aspect





Bathroom
Panel enclosed bath with shower screen and chrome mixer tap with showerhead attachment, vanity wash handbasin with chrome mixer tap and storage below,











WC, heated towel rail, tiled walls, laminate flooring, double glazed obscure window to rear aspect

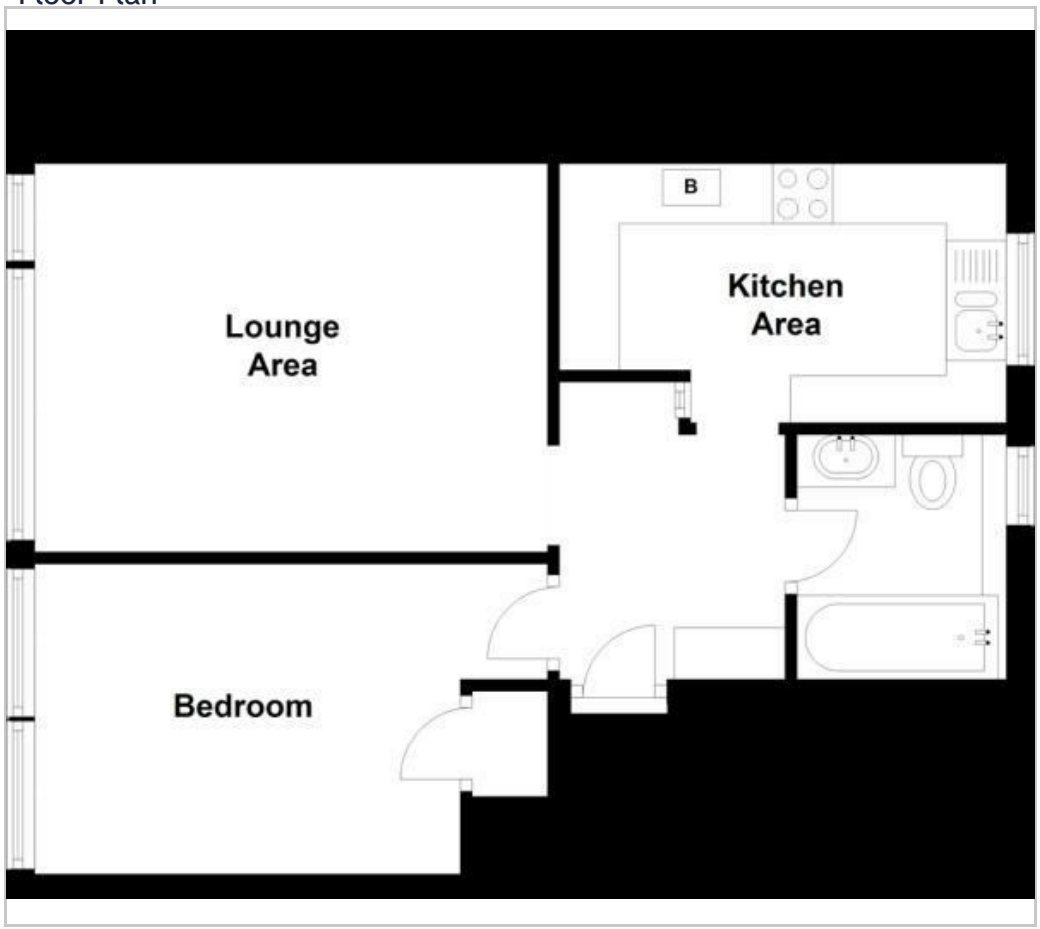
Well kept communal grounds
Residents unallocated parking

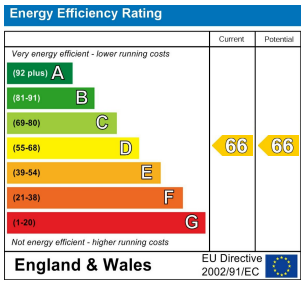
ROOM SIZES
(Approximate maximum measurements)

Lounge Area: 13'6 x 10'4 (4.12m x 3.15m)
Kitchen Area: 13'2 x 7'2 (4.02m x 2.19m)
Bedroom 1: 14'6 x 8'3 (4.42m x 2.52m)
Bathroom: 6'8 x 5'4 (2.03m x 1.63m)

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

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

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