



29 Clifton Road, Wallington, SM6 8AL



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Offers over £1,000,000

Cromwells
ESTATE AGENTS



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Nestled on Clifton Road in the charming area of Wallington, this exquisite semi-detached house offers a remarkable blend of luxury and comfort. Spanning over 2600 sq ft, this new build property is ready for you to move straight in, boasting a 10-year NHBC guarantee and no onward chain.

The home features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With six well-appointed bedrooms, there is ample space for family living or accommodating guests. The four modern bathrooms are fitted with high-end sanitaryware and benefit from underfloor heating, ensuring a warm and inviting atmosphere throughout.

At the heart of the home lies a bespoke kitchen, finished to the highest specification. It showcases stunning quartz worktops and is equipped with integrated AEG appliances, making it a dream for any culinary enthusiast. The thoughtful design and luxurious finishes are evident in every corner of this property.

Outside, the private driveway provides parking for up to two vehicles, adding to the convenience of this splendid home. The location is equally impressive, situated in central Wallington, just a stone's throw from the high street. Residents will enjoy easy access to a wide variety of shops and amenities, as well as the nearby train station, making commuting a breeze.

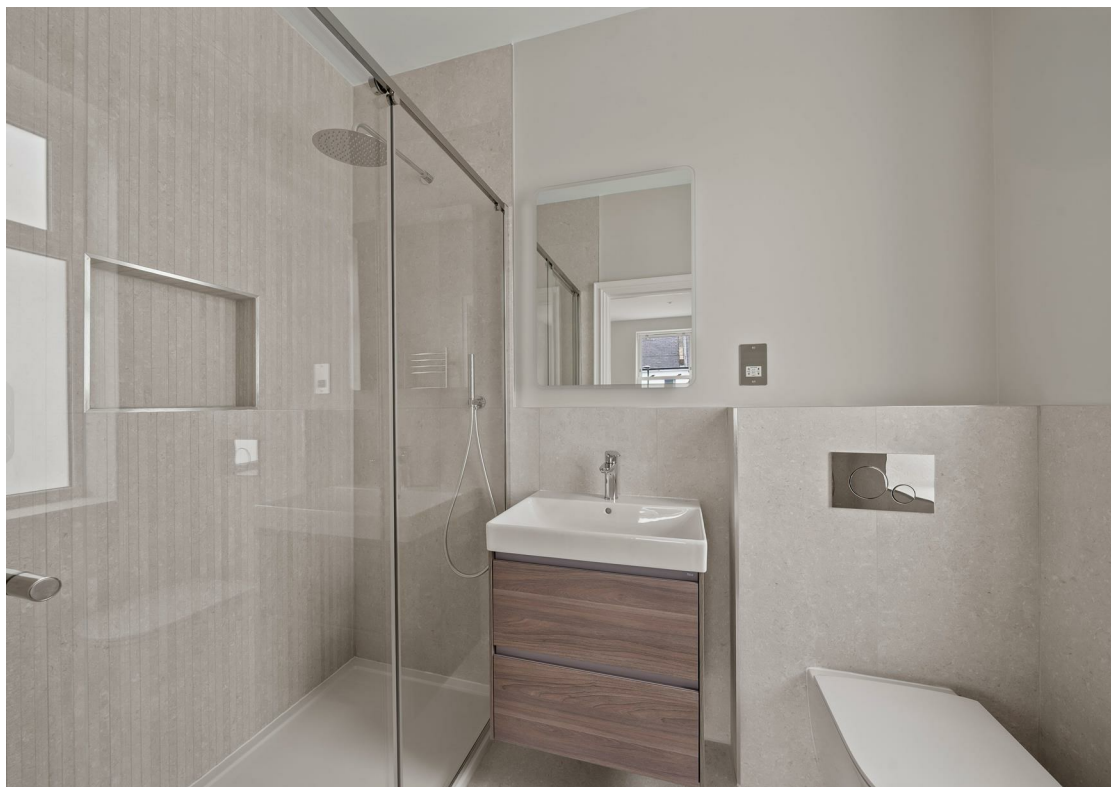
This property is a true gem, offering a perfect combination of modern living and prime location. Do not miss the opportunity to make this luxurious house your new home.

Accommodation Sheltered Entrance Decorative tiled flooring, stained glass wooden front door to..
Spacious Entrance Hall Herringbone tiled flooring with underfloor heating, access to large under stairs storage cupboards.
Lounge UPVC double glazed sash windows to front bay, feature panelled walls, herringbone tiled flooring with underfloor heating, decorative coving and ceiling rose, wall lights, fireplace with solid surround.
Open plan Kitchen/Diner/Family Room Range of fitted wooden wall units with matching cupboards and drawers below, Quartz worktops with with inlaid butler sink and mixer tap, inlaid “AEG” induction hob with built-in extractor fan, integrated double oven and microwave, American style fridge/freezer, herringbone tiled flooring with underfloor heating, extractor fan, obscure UPVC double glazed window to side aspect.
Family Area Breakfast bar and storage cupboards, feature skylight with display lighting, bespoke double glazed doors to rear aspect.
Utility Room Range fitted storage cupboards with space and plumbing for washing machine and tumble dryer, cupboard housing mega flow system and boiler, worktop with inlaid stainless steel sink and mixer tap with storage cupboard below, herringbone tiled flooring with underfloor heating, extractor fan, obscure UPVC double glazed window to side aspect.
Downstairs WC Consisting of low-level push button flush WC, panel walls, wash hand basin with chrome mixer tap and storage space below, tiled flooring with underfloor heating, extractor fan.
Stairs to 1st floor landing Newly fitted carpet, modern radiator.
Main Bedroom UPVC double glazed windows to front aspect, two modern radiators, newly fitted carpet, walk in wardrobe with fitted shelving, hanging rail and drawers.
Ensuite Shower Room Luxury suite consisting of tiled cubicle with thermostatic shower and hand attachment, floating wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, part tiled walls, tiled flooring with underfloor heating, obscure UPVC double glazed window to side aspect, fitted mirror with display lighting, extractor fan, shaver point, heated chrome towel rail.
Bedroom Two UPVC double glazed sash window to rear aspect, modern radiator, newly fitted carpet.
Ensuite Shower Room Luxury suite consisting of tiled cubicle with thermostatic shower and hand attachment, floating wash hand basin with chrome mixer tap and storage cupboards below, part tiled walls, tiled flooring with underfloor heating, heated chrome towel rail, obscure UPVC double glazed window to side aspect, fitted mirror with display lighting, shaver point, extractor fan.

Bedroom Three UPVC double glazed sash windows to rear aspect, two modern radiators, newly fitted carpet.
Family Bathroom Luxury four piece suite comprising freestanding bathtub with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower and hand attachment, floating wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, part tiled walls, tiled flooring with underfloor heating, fitted mirror with display lighting, shaver point, heated chrome towel rail, UPVC double glazed window to front aspect, extractor fan.
Stairs to 2nd floor landing Newly fitted carpet and access to storage cupboard.
Bedroom Four Velux window to front aspect, modern radiator, access to storage cupboard, newly fitted carpet.
Bedroom Five UPVC double glazed window to rear aspect, modern radiator, newly fitted carpet, access to eaves storage.
Bedroom Six Velux window to side aspect, modern radiator, newly fitted carpet, access to eaves storage.
Shower Room Luxury suite consisting of tiled cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, tiled flooring with underfloor heating, fitted mirror with display lighting, heated chrome towel rail, shaver point, Velux window to front aspect.
Rear Garden – approximately 70ft Large porcelain paved patio area leading to lawn section with shrubs bordering, gated side access, fence enclosed, outside water supply and lighting
Front Block paved driveway providing off street parking with brick wall border.
ROOM MEASUREMENTS
Living Room: 17'7 x 15'4 (5.36m x 4.68m)
Kitchen/Breakfast Room: 25'8 x 23'3 (7.83m x 7.09m)
Utility Area: 10'7 maximum x 7'3 (3.23m x 2.21m)
1ST FLOOR Bedroom 1: 15'4 x 14'2 (4.68m x 4.32m)
En-Suite Shower Room
Bedroom 2: 20'8 maximum (6.30m) narrowing to 12'1 (3.69m) x 10'2 (3.10m)









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.

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.

Area Map



Energy Efficiency Graph

