



32 Clifton Road, Wallington, Surrey, SM6 8AN



Offers over £750,000

**Cromwells**  
ESTATE AGENTS



# 32 Clifton Road, Wallington, SM6 8AN

Cromwells Wallington are delighted to offer this charming, CHAIN FREE, four bedroom extended family home, located in the heart of Wallington close to an abundance of shops, transport links and sought after schools.

The property offers a wealth of accommodation including a 25ft lounge, a modern open plan kitchen/diner, a study, a utility room, a downstairs WC and a basement (currently used as a gym)

## Accommodation

Sheltered entrance

Stained glass wooden front door to..

Spacious entrance hall

Karndean flooring with underfloor heating, dado rail, ceiling cornice and decorative mouldings, wall mounted digital thermostat.

Through lounge

UPVC double glazed bay window to front aspect, fitted plantation shutters, two double panel radiators, solid wood flooring, feature cast iron fireplace, picture rail, coved ceiling and ceiling roses.

Kitchen/diner

Range of fitted gloss wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer tap with hose attachment, centred island with granite worktop and inlaid five ring gas hob with extractor fan above, breakfast bar area, integrated oven/grill, space for American style fridge/freezer, integrated dishwasher, amtico flooring with underfloor heating, UPVC double glazed window and doors to rear aspect, feature skylight, wall mounted heating controls.

Utility area

Large UPVC double glazed window to side aspect, amtico flooring with underfloor heating, fitted storage cupboard housing "Worcester" boiler with space and plumbing for washing machine/tumble dryer below.

Downstairs WC

Consisting of push button flush WC, wash hand basin with chrome mixer, extractor fan, wall mounted heater, obscure UPVC double window to rear aspect.

Office/study

UPVC double glazed window to side aspect, wood flooring, single panel radiator, coved ceiling and ceiling rose, access to garage.

## Basement

Currently used as gym, wood flooring, wall lights, large storage cupboard housing meters.

Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect, double panel radiator, coved ceiling, loft access.

Bedroom one

UPVC double glazed windows to front aspect, fitting plantation shutters, wood flooring coved ceiling and ceiling rose, double panel radiator.

Bedroom two

UPVC double glazed window to front aspect, fitted plantation shutters, single panel radiator, wood flooring.

Bedroom three

UPVC double glazed window to rear aspect, wood flooring, picture rail, single panel radiator.

Bedroom four

UPVC double glazed window to rear aspect, wood flooring, double panel radiator.

Bathroom

Larger than average suite comprising panel enclose bath with Victorian style mixer tap and shower attachment, tiled cubicle with thermostatic shower, his and hers wash hand basins, low level flush WC, two double panelled radiators, tiled flooring, large storage cupboard, coved ceiling, two obscure UPVC double glazed windows to side aspect.

Rear Garden

Sandstone paved patio area leading to lawn section with flowerbeds bordering, garden shed, outside power and water supply, side access, fence enclosed.

Garage at side

Up/over door at front.

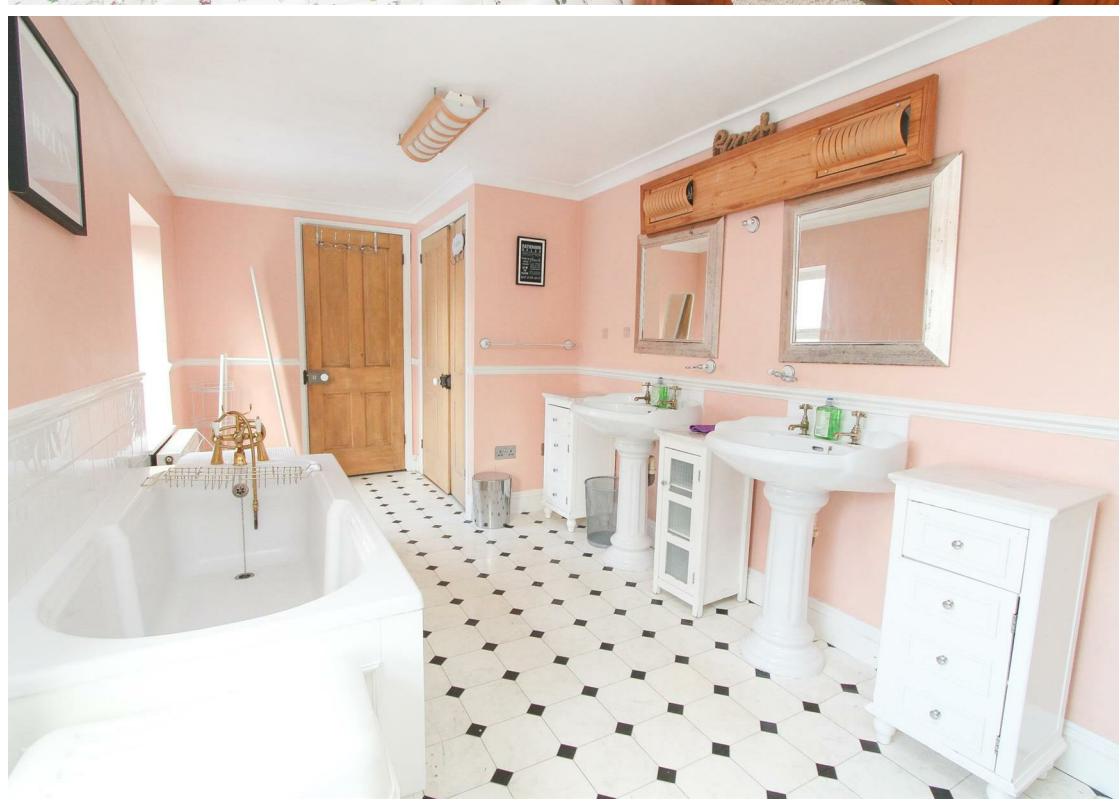
Front

Paved driveway providing off street parking.









## 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.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

