







4 Royal Walk, Wallington, SM6 7BS

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Guide price £400,000

Cromwells
ESTATE AGENTS

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Overview

Nestled in the desirable Royal Walk cul de sac in Wallington, this charming house offers a perfect blend of comfort and convenience. Spanning an impressive 818 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright reception room that sets the tone for the rest of the home. The spacious kitchen/diner is a standout feature, providing ample room for family meals and entertaining guests. Adjacent to the lounge, a small sunroom invites natural light, creating a warm and inviting atmosphere.

The allocated parking space adds to the convenience of living in this sought-after area. With no onward chain, you can move in without delay and start enjoying your new home right away.

Location is key, and this property does not disappoint. It is situated close to excellent schools and transport links, making it an ideal choice for families and commuters alike. This house is a wonderful opportunity to secure a home in a peaceful yet accessible setting. Don't miss your chance to view this delightful property.

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Accommodation

Storage units and sheltered entrance
Obscure part glazed wooden front door to..

Entrance hall
Wood laminate flooring, cupboard housing fuse board and further storage cupboards, single panel radiator, wall mounted digital thermostat.

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

Sunroom
UPVC double glazed windows to side and rear aspects and door leading to garden , quarry tiled flooring .

kitchen/diner
Range of fitted wall units with matching cupboards and drawers below, roll-top work surfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and dishwasher, inlaid gas hob with oven/grill below and extractor fan above, tiled flooring, UPVC double glazed window to front aspect.

Dining area
Fitted storage cupboards and worktop space, wood laminate flooring, single panel radiator.

Stairs to first floor landing
Loft access, large storage cupboard, housing hot water tank.

Main bedroom
UPVC double glazed window to rear aspect , would laminate flooring, built-in wardrobe.

Bedroom two
UPVC double glazed window to front aspect, wood laminate flooring, built-in wardrobe.

Bedroom three
UPVC double glazed window to rear aspect, wood laminate flooring, fitted wardrobe and storage cupboards.

Bathroom
Three-piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wall-mounted thermostatic shower, pedestal wash hand basin with chrome taps, wood laminate flooring.

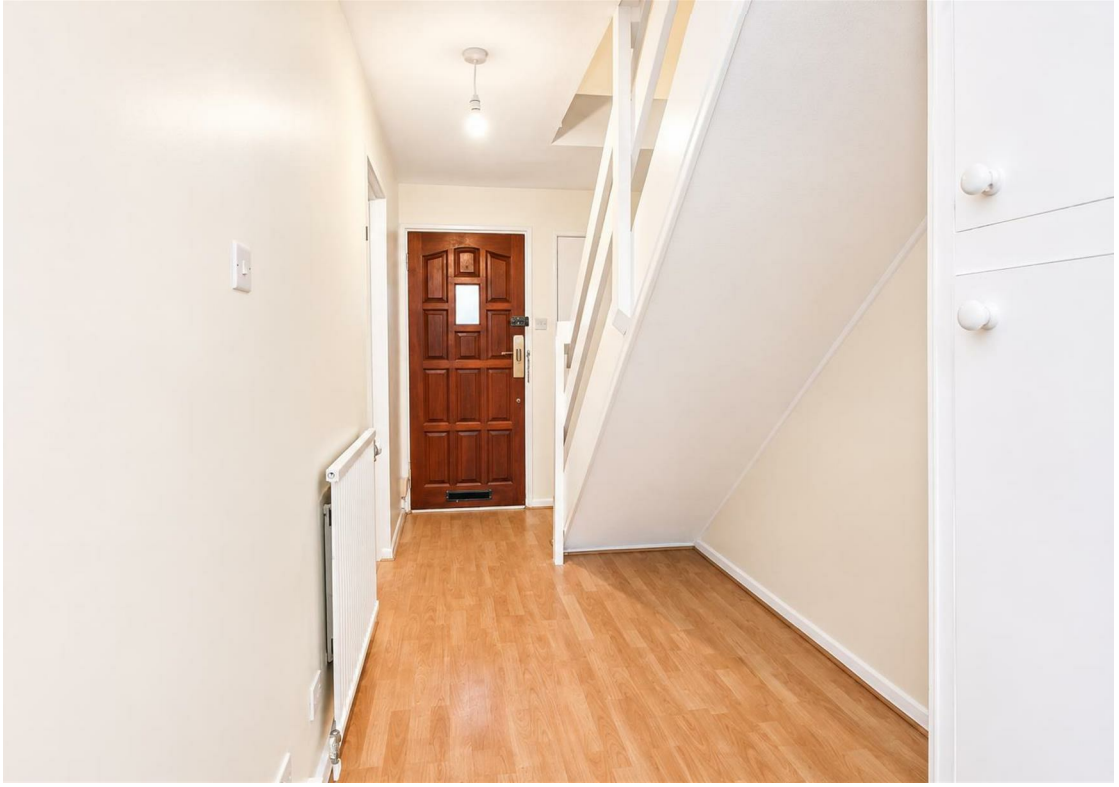
Separate WC
Consisting of low-level push button flush WC, wood laminate flooring, obscure UPVC double glazed window to front aspect.

Rear garden (South facing)
Pretty courtyard style garden with decking and patio areas, fence enclosed, garden shed.

Outside
Residents and permit parking.

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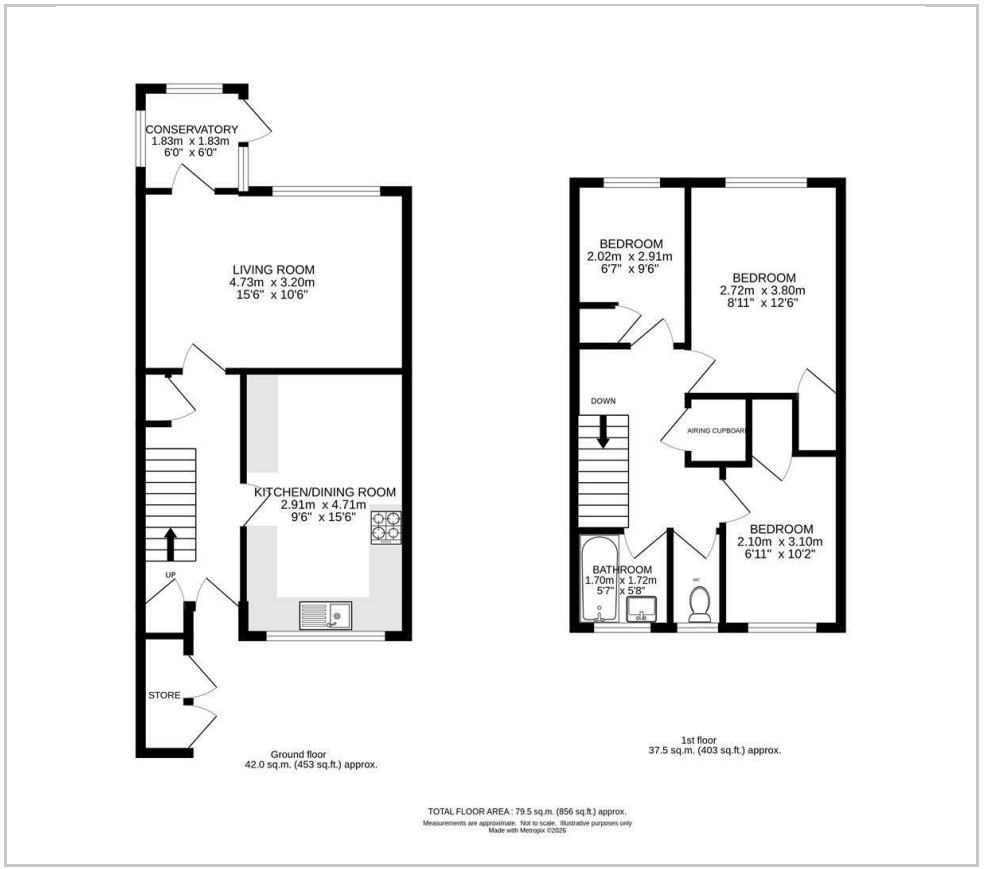




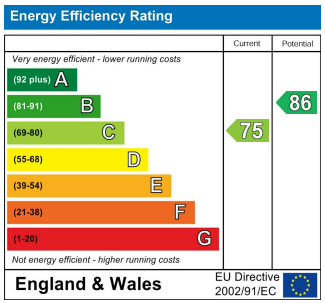





Floor Plan



Area Map



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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