



3 Sandy Lane North, Wallington, Surrey, SM6 8LJ

£650,000



**Cromwells**  
ESTATE AGENTS



# 3 Sandy Lane North, Wallington, SM6 8LJ

Nestled on the charming Sandy Lane North in Wallington, this delightful Victorian semi-detached home offers a perfect blend of period charm together with modern additions. Spanning an impressive 1,410 square feet, the property boasts three spacious reception rooms, ideal for both entertaining and family living. The three generously sized double bedrooms provide ample space for relaxation and rest, while the well-appointed bathroom and two additional WC's ensure added convenience.

One of the standout features of this home is its excellent location, making it particularly appealing for families. It is situated within close proximity to highly regarded local grammar schools, including Wilsons Grammar School, Wallington County Grammar School, and Wallington Girls.

For those who appreciate the outdoors, the property is conveniently located near Mellows Park and the historic Beddington Park, both of which are just a short stroll away. These green spaces offer a perfect escape for leisurely walks, picnics, or simply enjoying nature.

## Accommodation

### Sheltered Entrance:

Composite UPVC front door with etched Laura Ashley privacy glass

Entrance Hall: door to lounge/diner, wood effect flooring, coved ceiling, radiator with cover, stairs leading to first floor, door to large cellar, door to wc, leading to kitchen/diner

Lounge/diner: wood effect flooring, coved ceiling, feature gas fireplace, radiators, bay window to front and rear window both fitted with plantation shutters, door leading through to

### Kitchen/diner:

Oak veneered wood flooring with small step down to kitchen area, range of luxury fully fitted wooden wall and base units, wooden worktop with butler sink extendable mixer tap, integrated Smeg double oven, integrated Smeg 4 ring gas hob, integrated fridge freezer, integrated washing machine, integrated dishwasher, cupboard housing newly fitted combi boiler, part tiled walls, coved ceiling, sunken spotlights, double glazed window to rear and side, double glazed door to garden

## FIRST FLOOR

Landing: split level, carpeted, double glazed window to the side, coved ceiling, radiator, access to insulated loft with light and fitted ladder, doors to

Bedroom: carpeted, coved ceiling, radiators, double glazed windows to front with fitted plantation shutters

Bedroom: carpeted, coved ceiling, radiator, double glazed window to rear

Bedroom: carpeted, coved ceiling, radiator, double glazed window to rear

Bathroom: luxury suite comprising panelled bath with shower mixer attachment, separate walk in corner shower enclosure, wash hand basin in vanity unit, high level W/c, fully tiled walls, tiled floor, extractor fan, heated towel rail, skylight

Separate W/c: low level W/c, wash hand basin, tiled floor, part tiled wall, extractor fan

## OUTSIDE

Blocked front garden for parking 2 cars

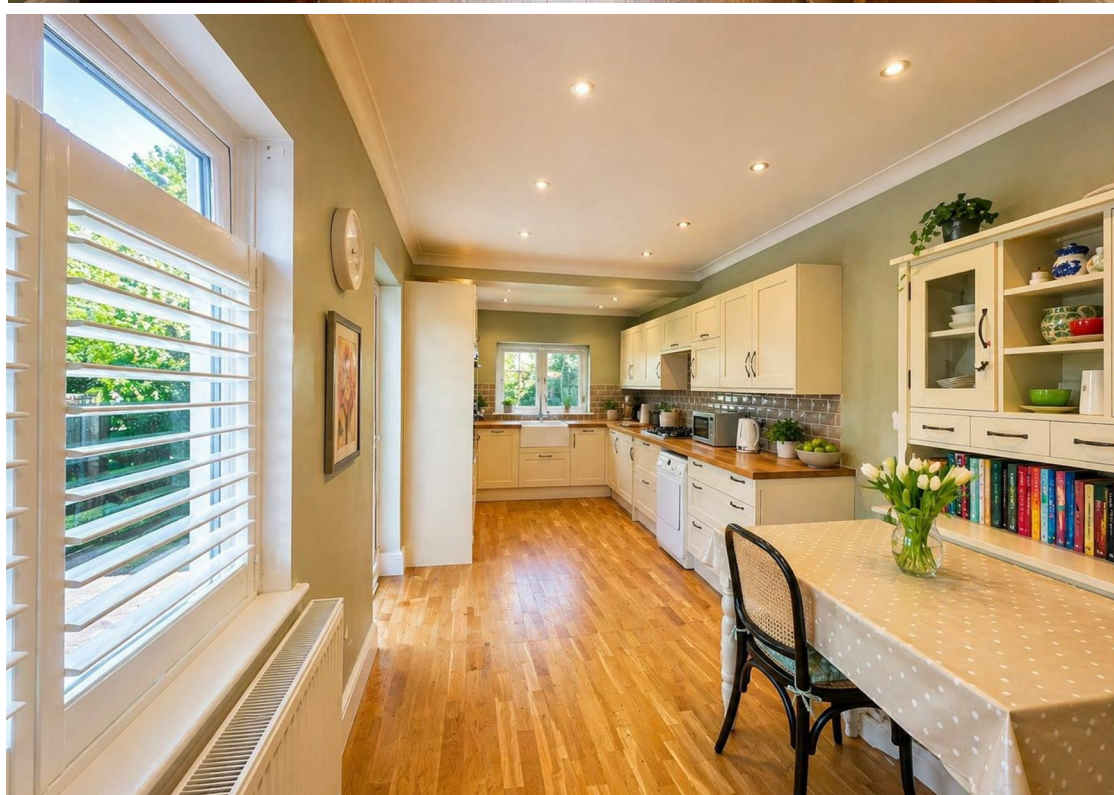
Private rear garden, side access, patio area to side of property, mainly laid to lawn at approximately 60ft in length with mature flower borders, trees and shrubs

Outside tap and power

## BUYER'S INFORMATION

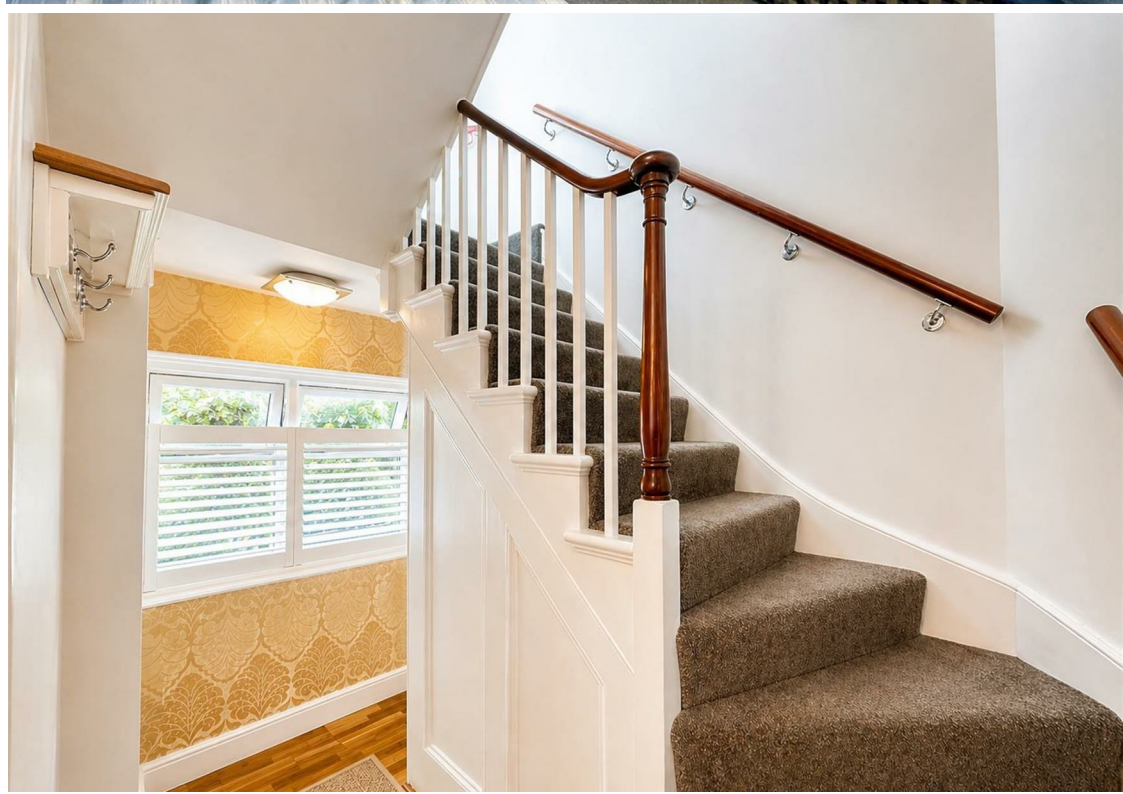
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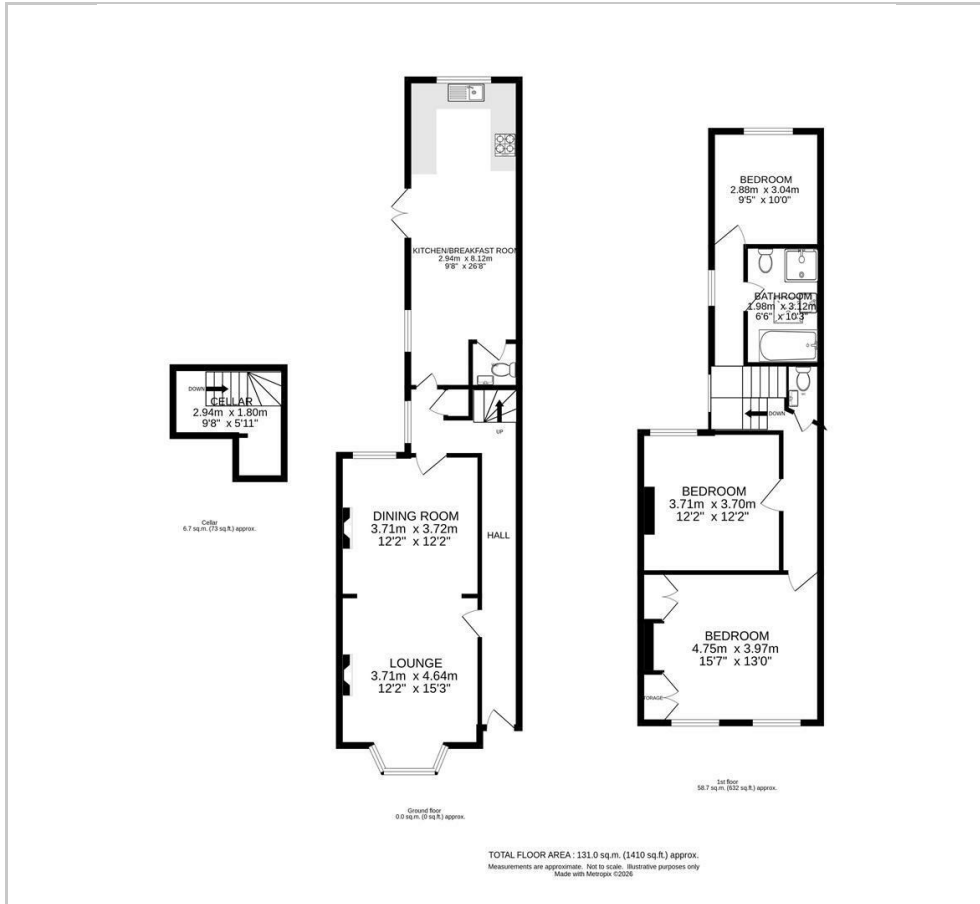






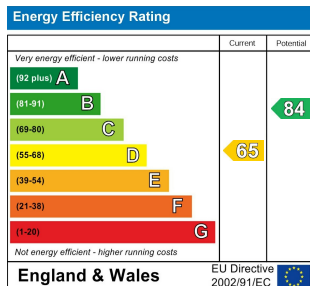


## Floor Plan



## Additional Information

- Vendor suited
- New fuse board
- Combi boiler less than 1 year old
- Loft mostly boarded
- Drop down ladder
- Insulated loft with power
- Cellar with Power
- Plantation shutters
- Off street parking for up to 3 cars
- Gas fire place
- Boundary right side



## 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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