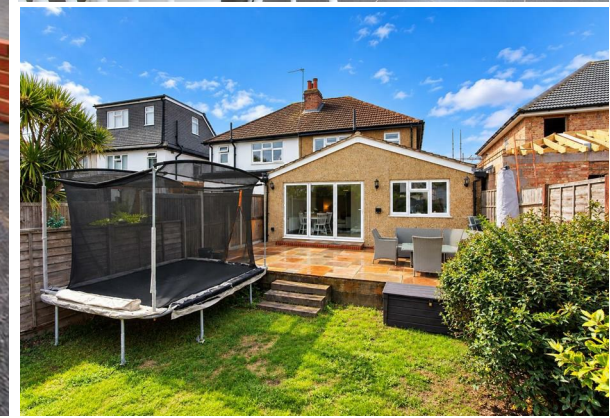




13 Curran Avenue, Wallington, SM6 7JL



Guide price £645,000

Cromwells
ESTATE AGENTS



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Overview

SIMPLY STUNNING!!! Cromwells Wallington are delighted to offer this immaculately presented, three bedroom extended family home. The property offers a wealth of accommodation, modern open plan living, a downstairs WC, a utility room, a pretty rear garden and ample off street parking.

This stunning property enjoys a highly convenient location, situated within a mile of Wallington High Street, which offers an excellent selection of shops, restaurants, leisure facilities and transport links. Wallington Mainline Station is within easy reach, while Carshalton Mainline Station is just 0.7 miles away, providing excellent connections for commuters.

The area is also renowned for its excellent choice of reputable schools, making it particularly appealing to families. Notably, the property is located just 0.6 miles from the highly regarded Wallington County Grammar School, further enhancing the appeal of this attractive semi-detached family home.

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Accommodation

Entrance Hall

Laminate herringbone flooring, under stairs storage cupboard, radiator.

WC/Cloakroom

Vanity wash hand basin with mixer tap and storage below, WC, cloakroom with fitted shelving and space for coats and shoes, double glazed obscure window to front aspect with fitted shutters, vinyl flooring.

Family Room

Laminate herringbone flooring, radiator, double glazed window to front aspect with fitted shutters

Living Room

Built-in storage, tiled flooring, radiator.

Open plan extended Kitchen Diner

Kitchen

Range of modern fitted kitchen units and drawers, laminate worktop, inset ceramic sink with chrome mixer tap, space for range cooker with extractor hood above, integrated dishwasher, space for fridge freezer, breakfast bar, tiled flooring, double glazed window to rear aspect, Velux windows.

Dining Area

Double glazed bifold doors opening out to garden, radiator, tiled flooring.

Utility Room

Range of fitted units with laminate worktop, inset stainless steel sink with chrome mixer tap, wall mounted 'Worcester' boiler, space and plumbing for washing machine and dryer, tiled flooring, Velux window.

Stairs to first floor landing

Built-in storage cupboard, fitted carpet, double glazed window to side aspect

with fitted shutters.

Bathroom

Panel enclosed bath with shower screen and thermostatic shower, pedestal wash hand basin with chrome mixer tap, WC, tiled walls and flooring, double glazed obscure window to rear aspect with fitted shutters, extractor fan, radiator.

Bedroom One

Laminate herringbone flooring, radiator, double glazed bay window to front aspect with fitted shutters.

Bedroom Two

Laminate herringbone flooring, radiator, double glazed window to rear aspect with fitted shutters

Bedroom Three

Laminate herringbone flooring, radiator, double glazed window to front aspect with fitted shutters.

Rear Garden

Paved patio, lawn section, raised borders with shrubs and flowers, outdoor tap, power sockets and lighting.

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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

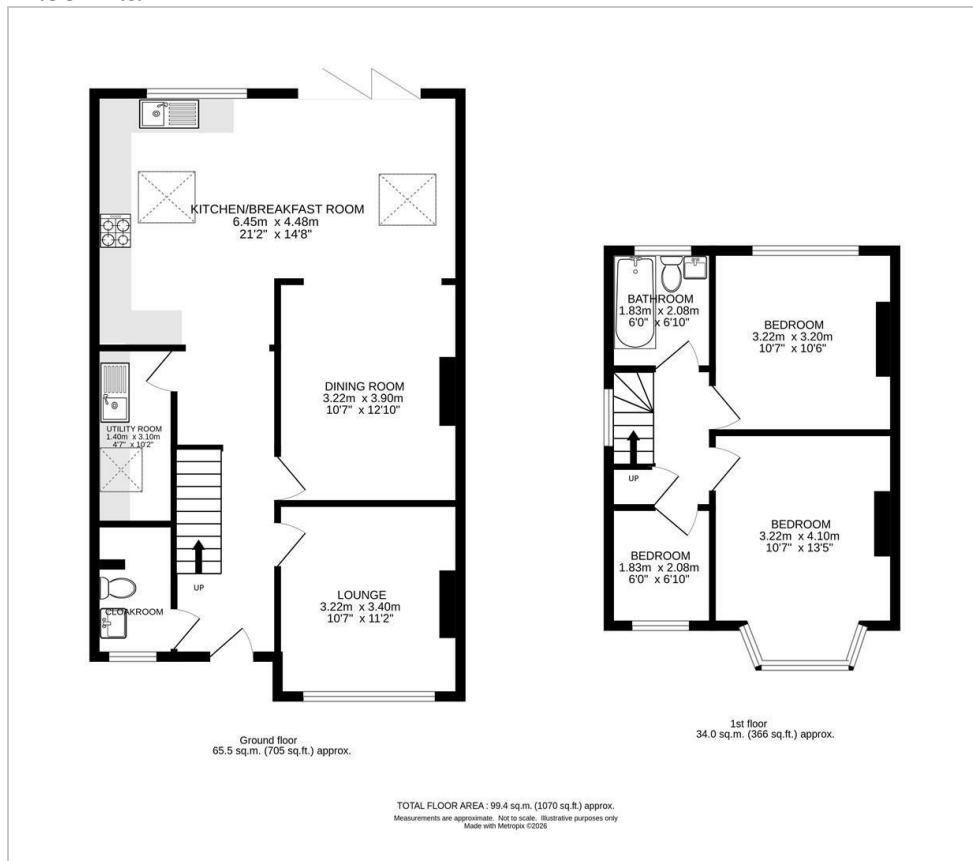






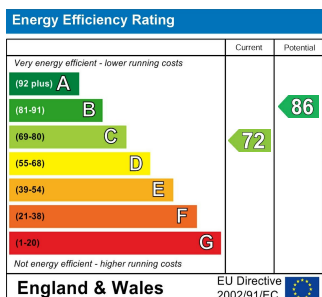


Floor Plan



Area Map

Loft - not boarded
 Boiler fitted 2026 - combi boiler
 Extension/ side - 2015 has sign off certificates as well as electrics, windows and boiler certificates.
 Boundary - right hand 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.

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 statements of fact.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.