



12 Lordsbury Field, Wallington, Surrey, SM6 9PE



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Guide price £1,375,000

Cromwells
ESTATE AGENTS



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Located in the highly sought-after area of Lordsbury Field, South Wallington, this impressive detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,316 square feet, the property boasts five well-appointed reception rooms, providing ample space for both relaxation and entertaining.

The residence features four generously sized bedrooms, including en-suite shower room, ensuring privacy and convenience for the whole family. With a total of three bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The heart of the home is undoubtedly the open-plan kitchen and breakfast room, designed to be both functional and inviting. This space is perfect for family gatherings or casual dining, allowing for a seamless flow between cooking and socialising.

Accommodation

Sheltered entrance

Bespoke wooden front door to..

Spacious entrance hall

Herringbone parquet flooring, double panel radiator, picture rail, wall mounted digital thermostat, large under stairs storage cupboard.

Lounge

UPVC double glazed leaded light window to front aspect and feature leaded light stained glass windows at side, two double panel radiators, fireplace with marble surround, coved ceiling, wall lights.

Dining room

UPVC double glazed light bay window to front aspect, double panel radiator, herringbone parquet flooring, coved ceiling, fireplace with marble surround.

Kitchen/breakfast room

Range fitted wall units with matching cupboards and drawers below, roll top worksurfaces with inlaid stainless steel sink and chrome mixer tap, inlaid hob with oven/grill below and extract fan above, integrated dishwasher, tiled flooring, UPVC double glazed windows and patio doors leading to rear garden, two double panel radiators, coved ceiling, tiled flooring.

Utility room

Range fitted wall units with matching cupboards and drawers below, space for tall standing fridge/freezer, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine, tiled floor flooring, double panel radiator, UPVC double glazed door to side aspect.

Study

UPVC double glazed window to rear aspect, double panel radiator, tiled flooring, coved ceiling..

Sunroom

UPVC double glazed bifold doors to rear aspect, Velux window, wood laminate flooring, double panel radiator.

Downstairs shower room

Modern suite consisting of tiled walk in cubicle with thermostatic shower and hand attachment, floating wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel, extractor fan, Velux window, tiled flooring, part tiled walls.

Stairs to 1st floor landing

UPVC double glazed window to rear aspect, single panel radiator, picture rail, coved ceiling.

Main bedroom

UPVC double glazed light bay window to front aspect, double panel radiator, fitted wardrobes, coved ceiling.

En suite shower room

Consisting of tile cubicle with thermostatic shower, wash hand basin with chrome mixer tap, low-level push button flush WC, wood effect flooring, tiled walls, single panel radiator, coved ceiling, obscure UPVC double glazed window to rear aspect.

Bedroom two

UPVC double glazed light bay window to front aspect, double panel radiator, fitted wardrobes, coved ceiling.

Bedroom three

UPVC double glazed window to rear aspect, double panel radiator, coved ceiling, fitted wardrobes.

Bedroom four

UPVC double glazed leaded light window to front aspect, single panel radiator, coved ceiling.

Bathroom

Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, single panel radiator, wood effect flooring, coved ceiling, obscure UPVC double glazed window to rear aspect.

Rear garden (Southerly Aspect)

Approximately 125ft

Large paved patio area leading to spacious lawn section with flower beds and shrubs bordering, garden shed, fence enclosed, outside tap, gated side access.

Front

Large block paved driveway providing ample of street parking with shrubs and brick wall border.

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

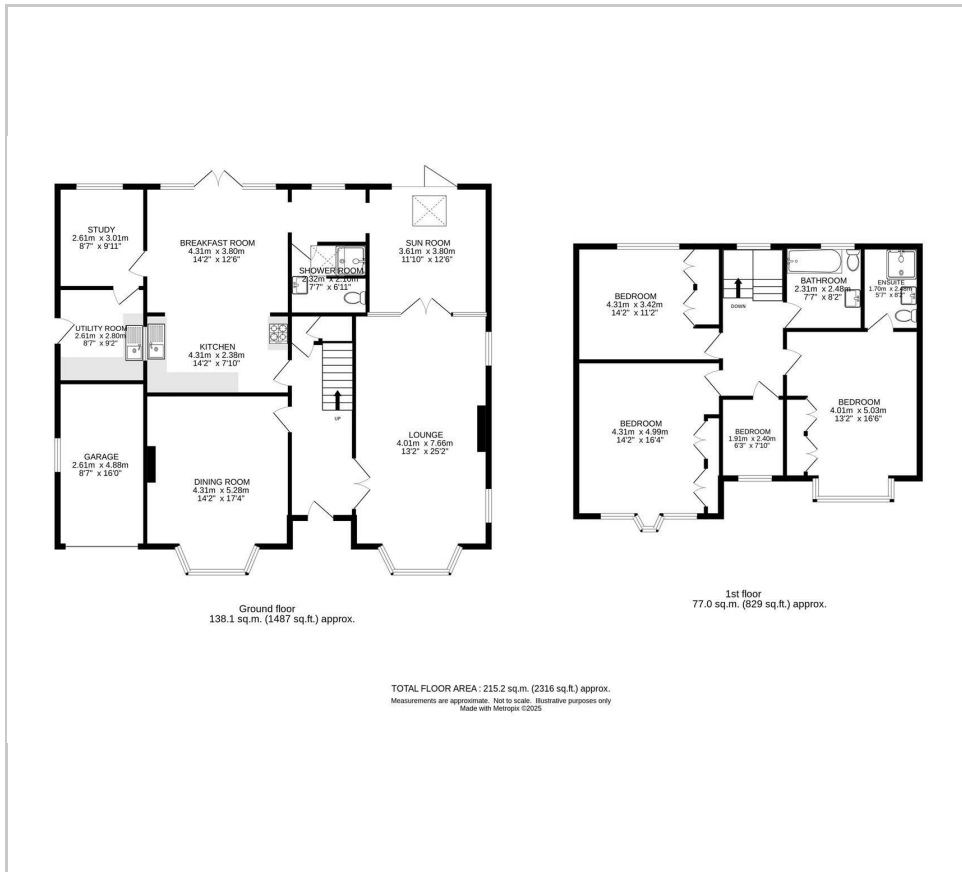








Floor Plan



Additional Information

- What type of heating system do you have? / When was it installed & last serviced?
Gas boiler – installed 2018
- How long have you lived at the property?
Since 2007
- Are you purchasing a property or will the property be chain free?
Onwards purchase
- Has there been any recent or major works carried out in the time you have owned the property?
Rear & side extension completed 2007
- What year was the property built?
1930's
- How old is the boiler?
2018
- If the property has a loft, is it insulated or boarded, and has a pull-down ladder been installed?
The loft is insulated, part boarded & has a pull down ladder
- If it is a house that you are selling do you know which fences/ boundary you are responsible for?
They are responsible for the right hand side fence
- Is there anything else that you think potential buyers may want to know about the property or that you would like us to point out?
Refurbishments 2015 throughout the property – new windows/ doors/ front door

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	80
EU Directive 2002/91/EC			

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.