



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

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

Vendor suited - has found a property. Lived there 11 years - has renovated throughout with new kitchen, bathrooms and windows all replaced. Kitchen extension done by previous owner.

Victorian property - 1900's

New fuse board. Kitchen has integrated appliances

Combi boiler less than 1 year old - Worcester Bosch - in kitchen

Cellar used for storage, has power

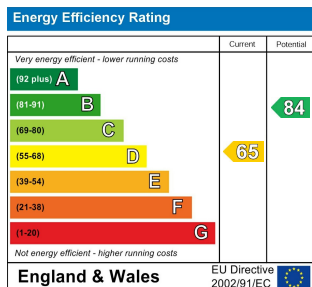
Loft mostly boarded - accessed from 1st floor hallway Insulated loft with power - has drop down ladder. Has good head height.

Bespoke fitted shutters in windows

Off street parking for up to 3 cars

Gas fire place in lounge

Garden - boundary R/H fence, mature garden. Patio redone after owner moved in.



## 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.