



42 Waleton Acres Carew Road, Wallington, SM6 8PU



£425,000

Cromwells
ESTATE AGENTS



**42 Waleton Acres Carew
Road
Wallington, SM6 8PU
£425,000**

A spacious three bedroom terraced home sold with no onward chain, ideally situated within easy walking distance to Wallington town centre and local shops, amenities and transport links.

The property offers an open plan lounge/diner, a downstairs WC and a low maintenance rear garden. Upstairs there are three good sized bedrooms and a bathroom.

Accommodation

Entrance porch
Built-in cupboard

Entrance hall
Electric heater, fitted carpet, double glazed window to front aspect, under stairs storage cupboard.

Downstairs WC

Kitchen

Range of fitted kitchen units and drawers, solid worktops, inset stainless steel sink with chrome mixer tap, cooker with extractor fan above (included in sale as advised by vendor), washing machine included in the sale as advised by vendor), space for fridge and freezer, tiled walls, vinyl flooring, window to front aspect, serving hatch into reception room.

Lounge/Diner

Electric heater, fitted carpet, double glazed windows and patio door leading to garden.

Stairs to 1st floor landing

Fitted carpet, loft access, large built-in cupboard housing water cylinder.

Bedroom one

Electric heater, fitted carpet, built-in cupboard, double glazed windows to front aspect.





Bedroom two
Built-in wardrobes, electric heater, fitted carpet, double glazed window to rear aspect

Bedroom three
Fitted carpet, double glazed window to rear aspect.

Bathroom
Panel enclosed bath with chrome taps, pedestal wash hand basin with chrome taps, WC, towel rail, extractor fan, tiled walls.

Rear Garden
Courtyard style paved garden.

Kitchen 9'01×8'10
Lounge/Diner 15'01×14'02
Bedroom one 13'01 x 10'08
Bedroom two 12'01×8'05
Bedroom three 9'03×6'07
Bathroom 7'06×4'11

Communal service charges apply to this property, vendor has advised these amount to £297 per annum.

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. From 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) a total cost of £58.80 to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

Please advise all parties making an offer that, should their offer be accepted, this non-refundable charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued



Area Map

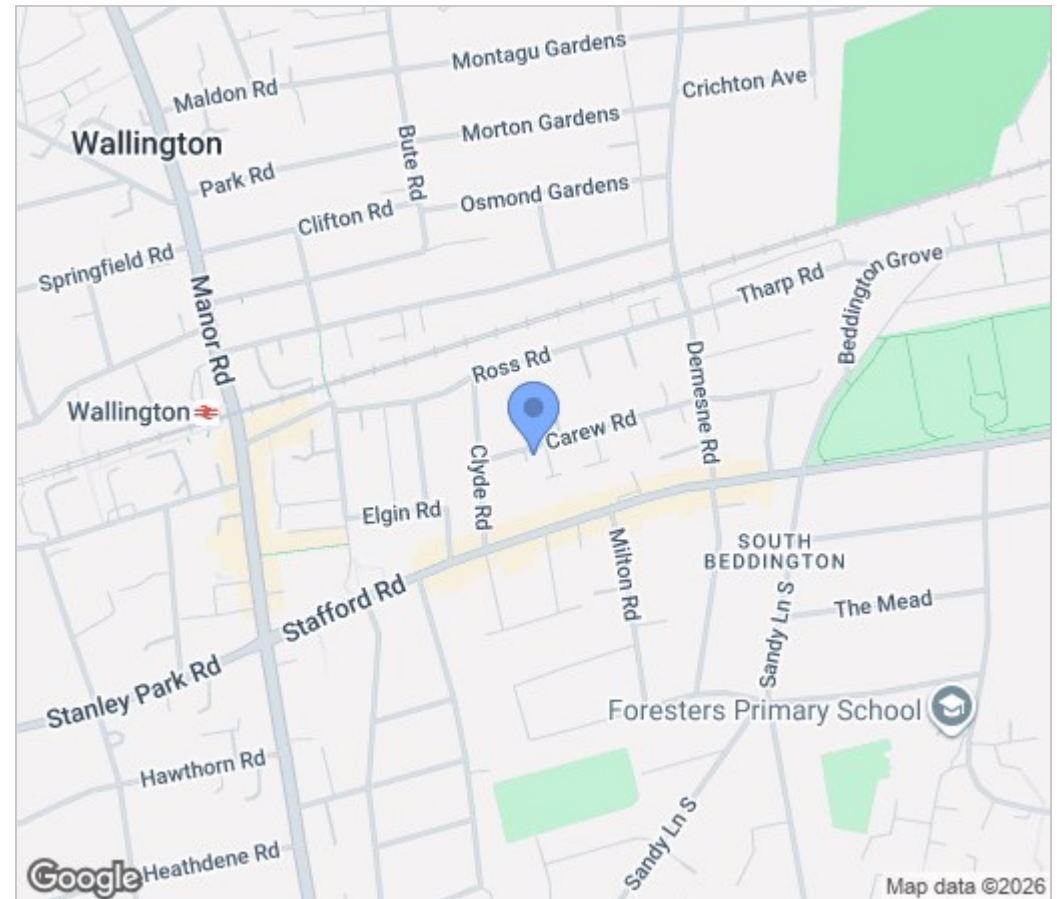
Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		

England & Wales

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.

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.