



22 Manor Road North, Wallington, SM6 7NT



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Offers over £530,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to offer this charming three bedroom semi detached home offering spacious accommodation in a convenient location close to transport links, shops and local amenities. With three well-proportioned bedrooms, two bathrooms, a well appointed kitchen and a large open plan living and dining room, this home is ideal for families or those seeking extra space. The rear garden has been beautifully maintained by the current owners and also benefits from a large detached garage with rear access.

Manor Road North is perfectly located for easy access to both Wallington and Carshalton High Street, with a wide variety of shops, cafes and amenities nearby. Both Beddington Park and The Grove are lovely green spaces which are within easy walking distance. This is a great purchase for those looking to be close to transport links, with Wallington mainline train station only a short walk away with its great links into central London, plus local bus routes serving Sutton, Purley, Morden and Tooting. Come and experience the warmth and elegance of this lovely home for yourself.

Accommodation

Double glazed entrance porch. Front door into...

Entrance Hall

Radiator, laminate flooring, understairs storage cupboard.

Open plan Living Dining Room

Feature fireplace, double glazed bay window to front aspect, radiators, double glazed siding door to rear aspect.

Kitchen

Range of modern white gloss fitted kitchen units and drawers, Quartz worktop, inset stainless steel sink with chrome mixer tap, extractor fan above, space for tall fridge, freezer and dishwasher, washing machine and tumble dryer, tiled splashback, laminate flooring, double glazed door providing side access.

Shower Room

Comprising of large shower cubicle with sliding door, electric 'Triton' shower, vanity wash handbasin with chrome mixer tap and storage below, enclosed WC, tiled walls, tiled flooring, heated towel rail, extractor fan, double glazed obscure window to rear aspect.

Stairs to First floor landing

Radiator, fitted carpet, double glazed leaded light window to side aspect, loft access (with pull down ladder and boarded for storage)

Bedroom One

Radiator, fitted carpet, double glazed window to front aspect

Bedroom Two

Radiator, fitted carpet, double glazed window to rear aspect

Bedroom Three

Radiator, fitted carpet, double glazed corner window to front aspect.

Bathroom

Three piece suite comprising of corner shower cubicle with sliding door, thermostatic shower,

vanity wash handbasin with chrome mixer tap and storage below, enclosed WC, radiator, airing cupboard housing boiler and water tank, tiled walls, vinyl floor, double glazed windows to rear aspect.

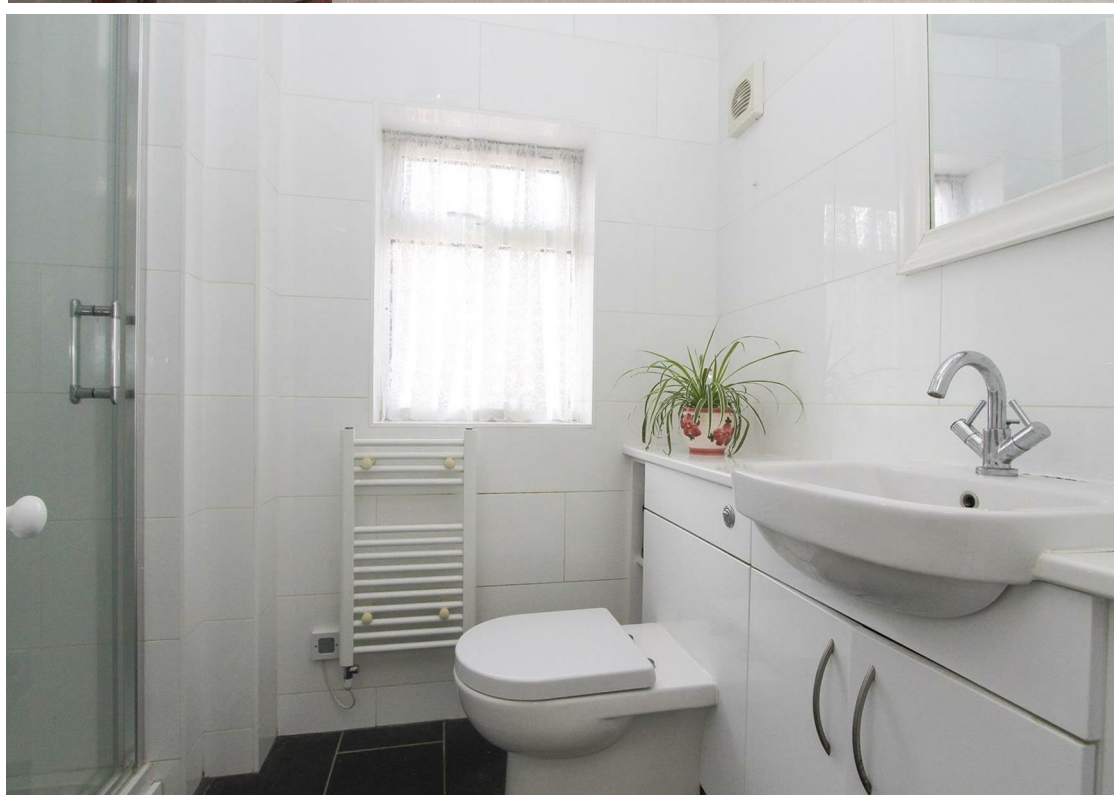
Rear Garden

Beautifully maintained garden with lawn and patio area, borders with mature shrubs, detached garage with electric door and power, side and rear access (rear entrance to garage accessed via Acre Lane or Westcroft Road)

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

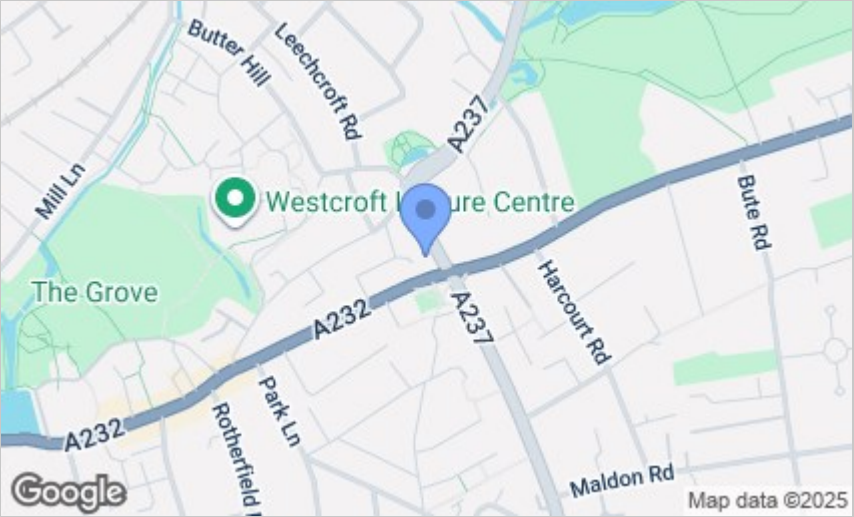


Viewing

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

Area Map



Energy Efficiency Graph

