







25 Highland Cottages Bute Road, Wallington, SM6 8BP

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Guide price £475,000

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ESTATE AGENTS

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Nestled in the charming Highland Cottages on Bute Road, Wallington, this delightful mid-terrace cottage offers a perfect blend of character and modern living. Spanning an inviting 818 square feet, the property boasts three well-proportioned bedrooms and two reception rooms, providing ample space for both relaxation and entertaining.

Recently updated, the modern kitchen and bathroom have been tastefully fitted within the last three years, ensuring a contemporary feel while retaining the home's inherent charm. The pretty garden, accessible from the rear, offers a tranquil outdoor space, ideal for enjoying sunny afternoons or hosting gatherings. Additionally, residents benefit from convenient parking on the rear access road.

This property is ideally situated just a short stroll from Wallington town centre, where you will find a variety of shops, cafes, and essential amenities. For those commuting, excellent bus links and a mainline train station are within easy reach, making this home a superb choice for professionals and families alike. Furthermore, the area is renowned for its outstanding local grammar schools, adding to the appeal for families seeking quality education options.

In summary, this charming three-bedroom cottage on a private road presents an excellent opportunity for those looking to enjoy a blend of modern comforts and traditional character in a highly desirable location.

Accommodation

Entrance Hall
Radiator with cover, laminate flooring.

Living Room
Cast iron fireplace, built in cupboard, fitted carpet, double glazed bay window to front aspect.

Dining Room
Radiator, laminate flooring, under stairs storage cupboard, double glazed window to rear aspect.

Kitchen
Range of modern fitted kitchen units and drawers, laminate wood effect worktop, inset one and a half bowl stainless steel sink with chrome mixer top, integrated oven, induction hub and extractor fan above, cupboard housing boiler, space for washing machine, dishwasher and fridge freezer, pantry cupboard, vinyl tiled flooring, double glazed window to side aspect and patio door leading out to garden.

Bathroom
Modern three-piece suite comprising panel enclosed bath with chrome mixer tap and showerhead attachment, WC, wall mounted vanity wash hand basin with chrome mixer tap and storage below, heated chrome towel rail, mirrored storage wall unit, extractor fan, part tiled walls, radiator, vinyl flooring, double glazed windows to side and rear aspect.

Stairs to 1st floor landing

Bedroom One
Range of wardrobes (included in sale), radiator, fitted carpet, double glazed windows to front aspect.

Bedroom Two
Built-in storage cupboard (with loft hatch), radiator, fitted carpet, double glazed window to rear aspect.

Bedroom Three
Radiator, fitted carpet, double glazed window to rear aspect

Rear Garden
Lawn section, paved patio area, outdoor light, gate providing rear access, outside tap.

Residents parking available in front of property and rear access private 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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete












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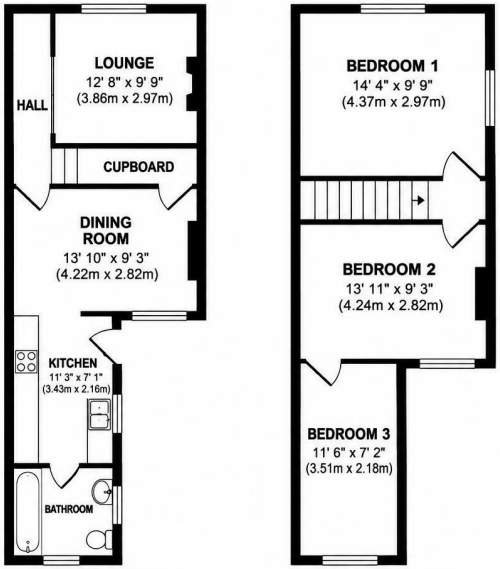








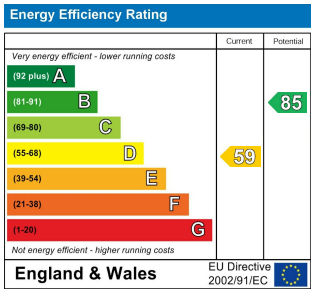
Floor Plan



TOTAL FLOOR AREA: 76sqm (818.06 sq ft)

Measurements are approximate. Not to scale. For illustrative purposes only

Additional Information



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.

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