



10 The Holt, Wallington, SM6 7LG



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Offers over £500,000

Cromwells
ESTATE AGENTS



10 The Holt, Wallington, SM6 7LG

*** Guide Price £500,000 - £525,000***** A rare opportunity to acquire a charming two bedroom semi detached bungalow, nestled away in a desirable cul-de-sac in Wallington and close to excellent schools, local shops and the historic Beddington Park. The property offers a modern and bright interior, and features a modern kitchen and shower room, a spacious reception room with door opening out to the rear garden and two good sized bedrooms. Outside you will find a pretty rear garden, a garage and a driveway providing off street parking.

The Holt is only a short walk to Wallington County Grammar School, and Beddington Infants and Holy Trinity Primary School are also close by. Local shops and bus links are within easy reach and both Wallington and Carshalton Village are just a short walk away. This lovely property must be viewed to appreciate its sought after location and the size and space it has to offer.

Accommodation
Front door into

Entrance Hall
Radiator, built in storage cupboard, fitted carpet.

Living Dining Room
Feature fireplace, radiators, fitted carpet, double glazed window and door leading out to garden.

Bedroom One
Feature fireplace, radiator, fitted carpet, double glazed bay window to front aspect.

Bedroom Two
Radiator, fitted carpet, double glazed windows to front and side aspect.

Shower Room
Modern suite comprising of shower cubicle with thermostatic shower, pedestal wash handbasin with chrome mixer tap, WC, laminate flooring, airing cupboard housing water cylinder, double glazed obscure windows to side aspect.

Kitchen
Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, space for under counter fridge and freezer, space for cooker and washing machine, double glazed window to rear aspect, double glazed window and door to side aspect, laminate flooring.

Outside

To the front
Front garden featuring borders with shrubs and flowers, driveway with off street parking, gate providing side access to detached garage and garden.

Rear garden
Well maintained garden with lawn section, borders with mature shrubs and flowers, decking area, detached garage, side access.

ROOM MEASUREMENTS
(maximum measurents)

Living/Dining Room 16'10 x 11'07
Kitchen 8'11 8'00
Bedroom One 15'04 x 11'02
Bedroom Two 9'06 x 8'08
Bathroom 8'11 x 5'11

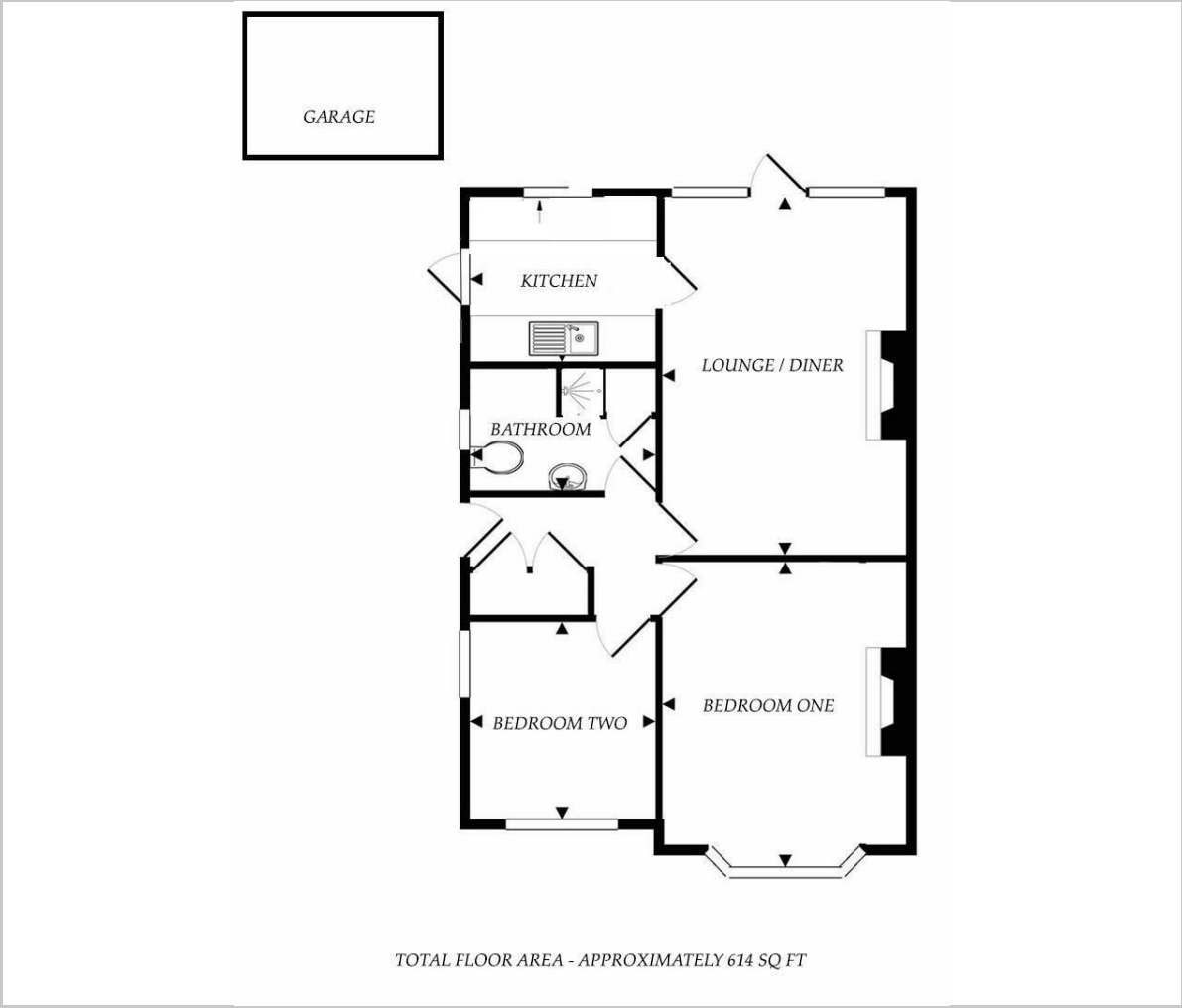








Floor Plan

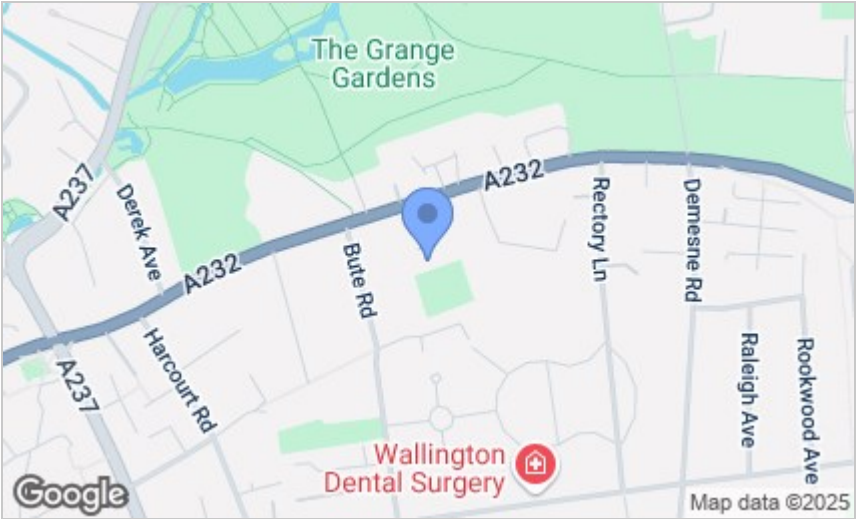


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

