



31 The Manor Way, Wallington, Surrey, SM6 7PJ



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Guide price £700,000

Cromwells  
ESTATE AGENTS



# 31 The Manor Way, Wallington, SM6 7PJ

Cromwells Wallington are delighted to offer this charming four bedroom (4 bedrooms 2 receptions 1 study 1 bathroom 2 toilets) semi detached home, nestled away in a sought after no through road. The property benefits from a modern kitchen/breakfast room, two further reception rooms, a study room a garage and a pretty rear garden.

The Manor Way is only a short walk to Wallington County Grammar School, 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 flexible space it has to offer.

## Accommodation

Sheltered entrance  
Stained glass leaded light front door to..

Spacious entrance hall  
Stripped floorboards, covered radiator, dado rail, coved ceiling.

Lounge  
UPVC double glazed leaded light bay window to front aspect, covered radiator, feature cast iron fireplace, bespoke fitted shelving and cupboards, dado rail, coved ceiling and ceiling rose.

Dining room  
UPVC double glazed windows and patio doors to rear aspect, covered radiator, bespoke fitted shelving units and cupboards, feature cast iron fireplace, stripped floorboards, coved ceiling and ceiling rose.

Kitchen/breakfast room  
Range fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, integrated washing machine and dishwasher, integrated fridge/freezer, double panel radiator, Karndean flooring, breakfast bar area, wall mounted boiler, UPVC double glazed window to rear aspect and door leading to garden.

Downstairs WC  
Consisting of low-level flush WC, wash hand basin with chrome taps, tiled flooring, extractor fan.

Stairs to 1st floor landing  
Dado rail, loft access, wall mounted radiator, UPVC double glazed window to side aspect.

Bedroom one  
UPVC double glazed leaded light bay window to front aspect, single panel radiator, fitted wardrobes, feature cast iron fireplace, coved ceiling.

Bedroom two  
UPVC double glazed window to rear aspect, fitted wardrobes, single panel radiator, decorative ceiling, feature cast iron fireplace.

Bedroom three  
UPVC double glazed leaded light or bay window to front aspect, double panel radiator, built in wardrobe, wood flooring, coved ceiling

Bedroom four  
UPVC double glazed leaded light or bay window to front aspect, fitted shelving and desk area, Karndean flooring, covered radiator, built-in wardrobe, coved ceiling.

Bedroom 5/study  
UPVC double glazed window to rear aspect, oak flooring, double panel radiator, coved ceiling, fitted shelving and desk area.

Bathroom  
Three piece suite comprising panel enclosed bath with chrome taps and thermostatic power shower, wash hand basin with chrome mixer tap, low-level flush WC, wood laminate flooring, part tiled walls, heated towel rail, airing cupboard, obscure UPVC double glazed window to rear aspect, coved ceiling.

Rear garden – approximately 90ft  
Paved patio area leading to lawn section with shrubs bordering, rear composite decking area and summer house, fence enclosed, outside tap, garden shed.

Garage at side  
Wooden double doors at front.

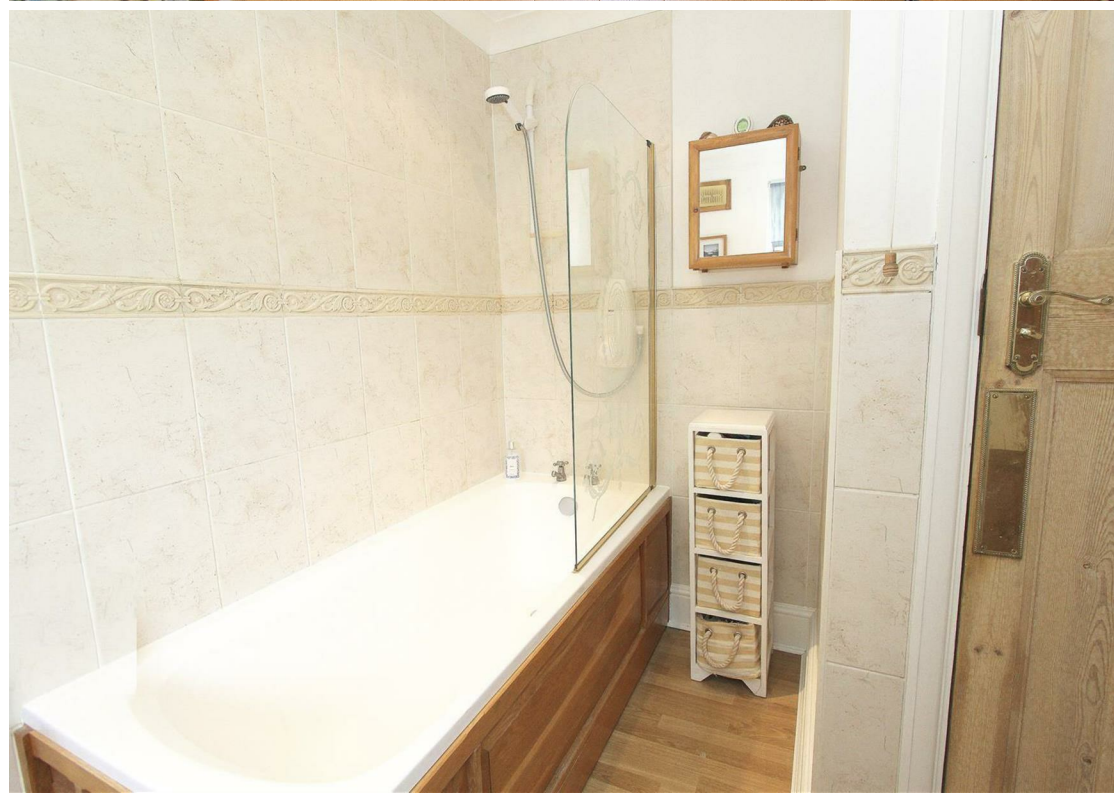
## BUYER'S INFORMATION

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## Floor Plan



## Additional Information

Lived 30 years

Boiler - in kitchen, combi boiler - 5 years old, serviced regular

Fire in living room, used to be gas fire

Kitchen done 2017

East facing garden

Summer house built by owner - 10 years ago

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

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