



107 Sandy Lane North, Wallington, SM6 8LA



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Offers over £550,000

**Cromwells**  
ESTATE AGENTS



# 107 Sandy Lane North, Wallington, SM6 8LA

**\*\* GUIDE PRICE £550,000 - £565,000\*\*** A great opportunity to own this modern style three bedroom end of terrace family home with a pleasant outlook across Mellows Park and a fantastic location with only a short walk to bus links, local shops and highly regarded primary and grammar schools including Bandon Hill Primary, Highview Primary, Wilsons Grammar and Wallington High School for Girls.

This lovely property features a spacious open plan living dining room with French doors leading out to the rear garden, a well equipped kitchen, a downstairs WC and a study room. Upstairs you will find three double bedrooms and a family bathroom. There is also a garage and off street parking for two vehicles, and a rear garden with side access.

Sandy Lane North benefits from a great location opposite Mellows Park, with shops and amenities easy accessible. For those looking to travel into London, Wallington train station is within walking distance. There are bus routes nearby serving Sutton, Morden, Croydon and Carshalton. A viewing is highly recommended to appreciate the size and space this superb property has to offer.

## Accommodation

Sheltered entrance with built in cupboards housing meters, front door into

## Entrance Hall

Radiator, wood flooring.

## Kitchen

Range of fitted kitchen units and drawers with tiled work surface and splashback, stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor hood above, space for washing machine, slimline dishwasher and fridge and freezer, double glazed window to front aspect.

## Downstairs WC

Wash handbasin, enclosed WC, radiator, wood, flooring, extractor fan.

## Living Room

Feature fireplace, radiator, oak flooring, under stairs storage cupboard.

## Dining Room

Radiator, oak flooring, double glazed French doors leading out to garden

## Study

Radiator, wood flooring, double glazed window to rear aspect.

Stairs to 1st floor hallway, loft access. (Part boarded for storage with light), airing cupboard with water tank.

## Bedroom One

Range of fitted wardrobes, fitted carpet, radiator, double glazed window to front aspect.

## Bedroom Two

Radiator, fitted carpet, double glazed window to rear aspect.

## Bedroom Three

Built in wardrobe, radiator, fitted carpet, double glazed window to rear aspect.

## Bathroom

Three piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower with rain shower head and hand shower attachment, pedestal wash hand basin with chrome taps, WC, radiator, tiled walls, vinyl flooring, double glazed obscure window to front aspect.

## Outside

### To the front

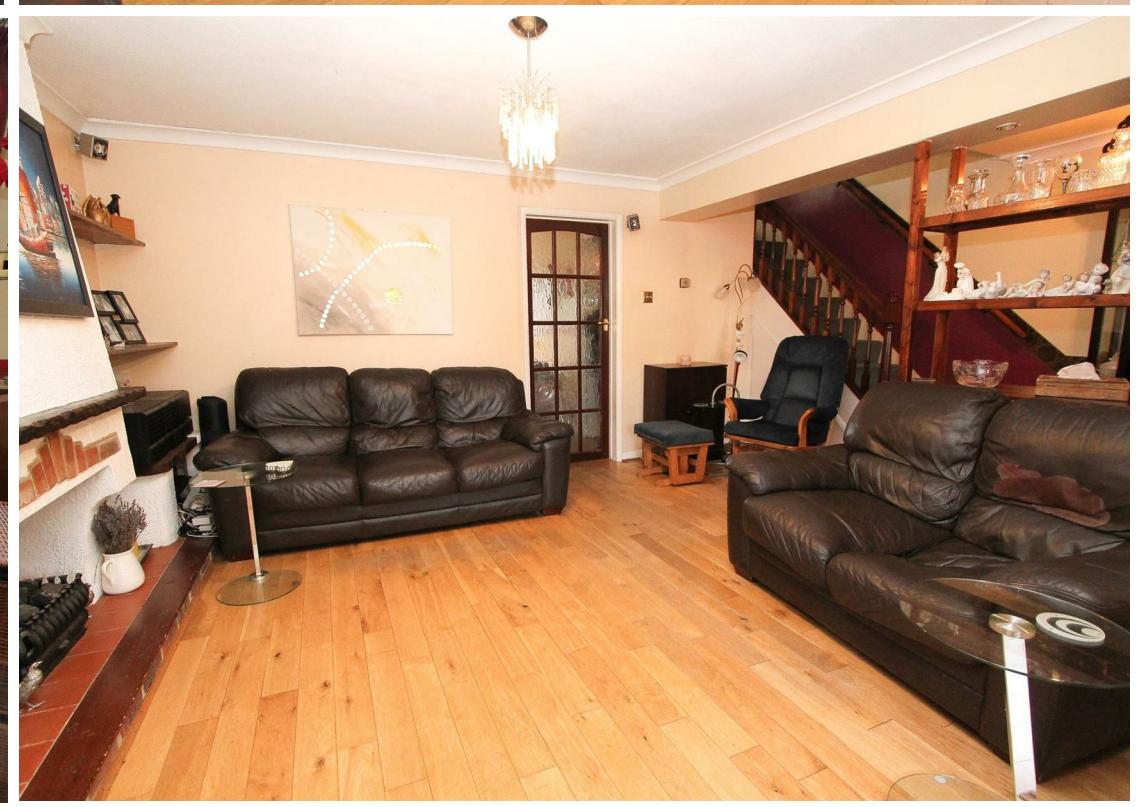
Front garden and driveway providing off street parking for two cars, garage with up and over door.

### Rear Garden

With lawn and patio areas, side access.

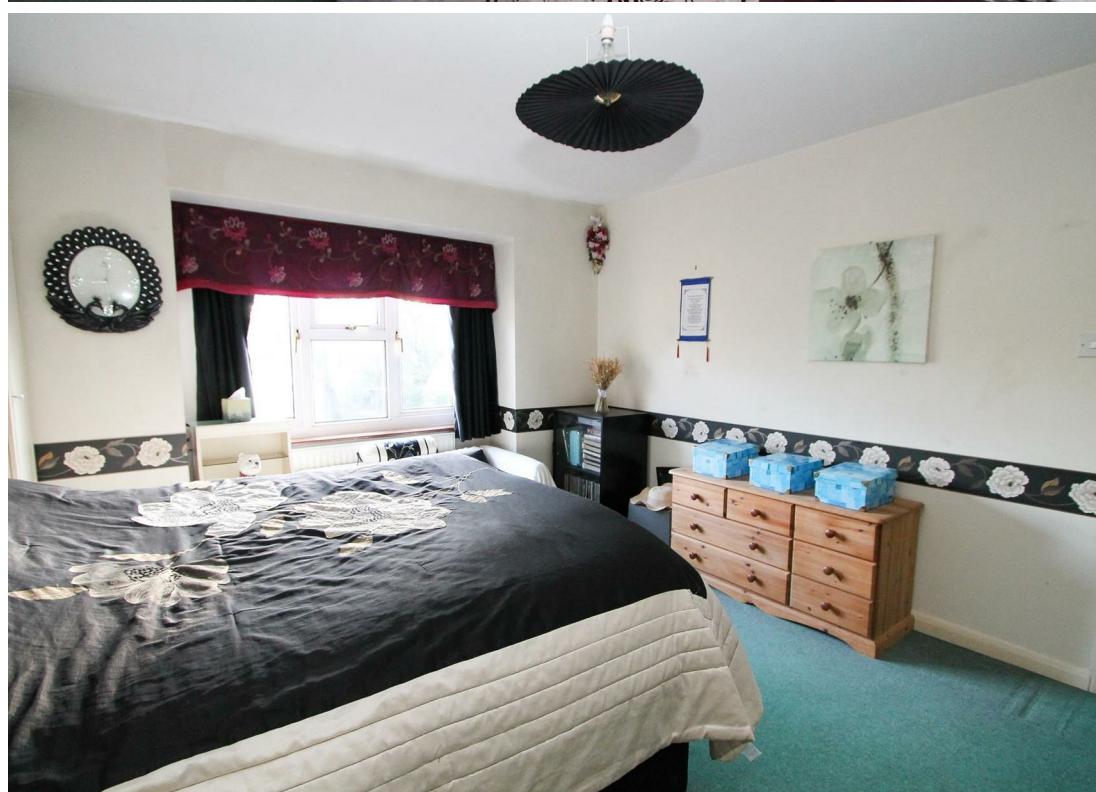
## BUYER'S INFORMATION

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

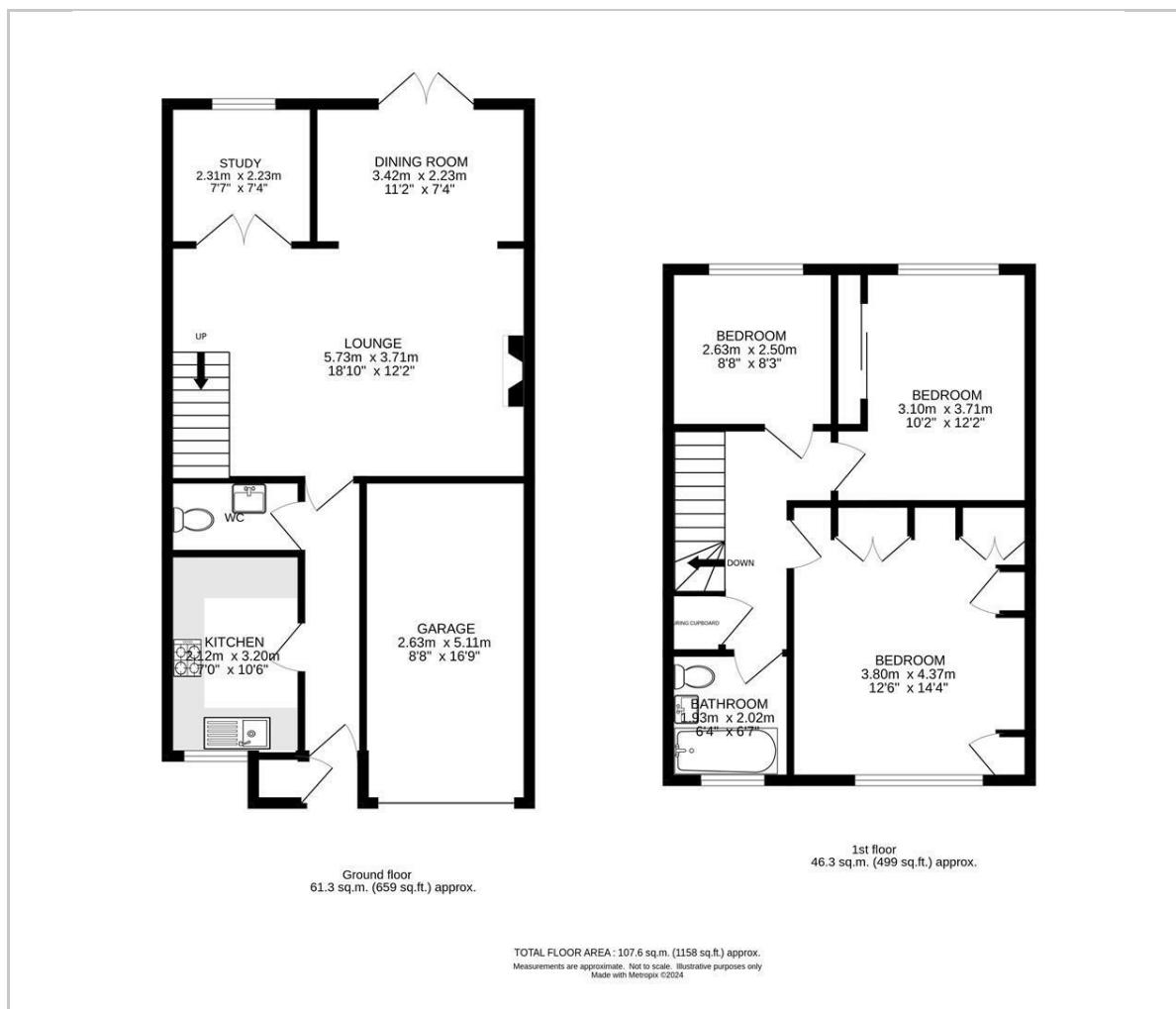




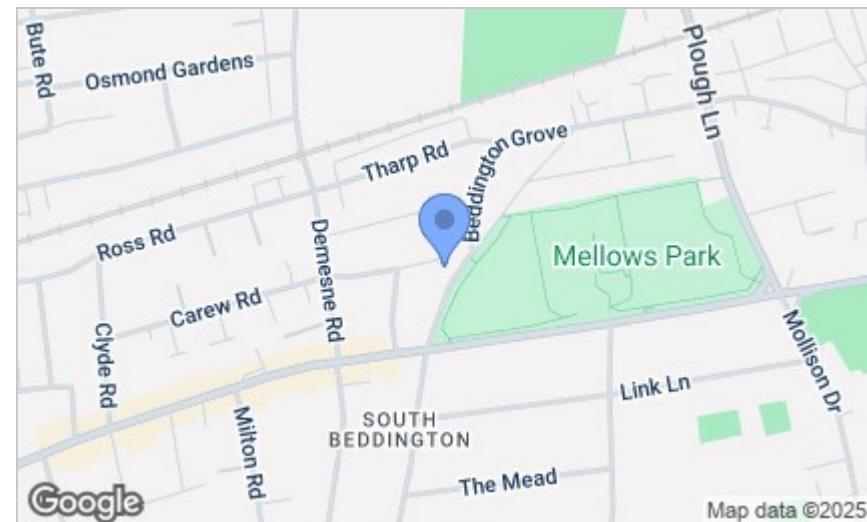




## Floor Plan

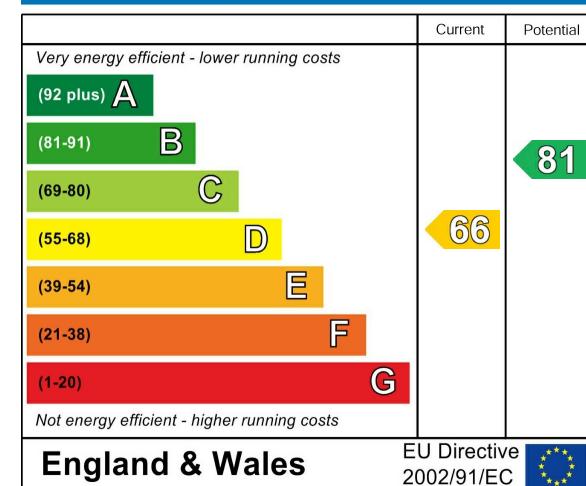


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



## 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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