



42 Waleton Acres Carew Road, Wallington, SM6 8PU



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£425,000

**Cromwells**  
ESTATE AGENTS



**42 Waleton Acres Carew  
Road  
Wallington, SM6 8PU  
£425,000**

A spacious three bedroom terraced home sold with no onward chain, ideally situated within easy walking distance to Wallington town centre and local shops, amenities and transport links.

The property offers an open plan lounge/diner, a downstairs WC and a low maintenance rear garden. Upstairs there are three good sized bedrooms and a bathroom.

**Accommodation**

Entrance porch  
Built-in cupboard

**Entrance hall**

Electric heater, fitted carpet, double glazed window to front aspect, under stairs storage cupboard.

**Downstairs WC**

**Kitchen**

Range of fitted kitchen units and drawers, solid worktops, inset stainless steel sink with chrome mixer tap, space for cooker with extractor fan above, space for washing machine, fridge and freezer, tiled walls, vinyl flooring, window to front aspect, serving hatch into reception room.

**Lounge/Diner**

Electric heater, fitted carpet, double glazed windows and patio door leading to garden.

**Stairs to 1st floor landing**

Fitted carpet carpet, loft access, large built-in cupboard housing water cylinder.

**Bedroom one**

Electric heater, fitted carpet, built-in cupboard, double glazed windows to front aspect.





**Bedroom two**  
Built-in wardrobes, electric heater, fitted carpet, double glazed window to rear aspect



**Bedroom three**  
Fitted carpet, double glazed window to rear aspect.

**Bathroom**  
Panel enclosed bath with chrome taps, pedestal wash hand basin with chrome taps, WC, towel rail, extractor fan, tiled walls.

**Rear Garden**  
Courtyard style paved garden.



**Kitchen 9'01×8'10**  
**Lounge/Diner` 15'01×14'02**  
**Bedroom one 13'01 x 10'08**  
**Bedroom two 120'1×8'05**  
**Bedroom three 9'03×6'07**  
**Bathroom 7'06×4'11**

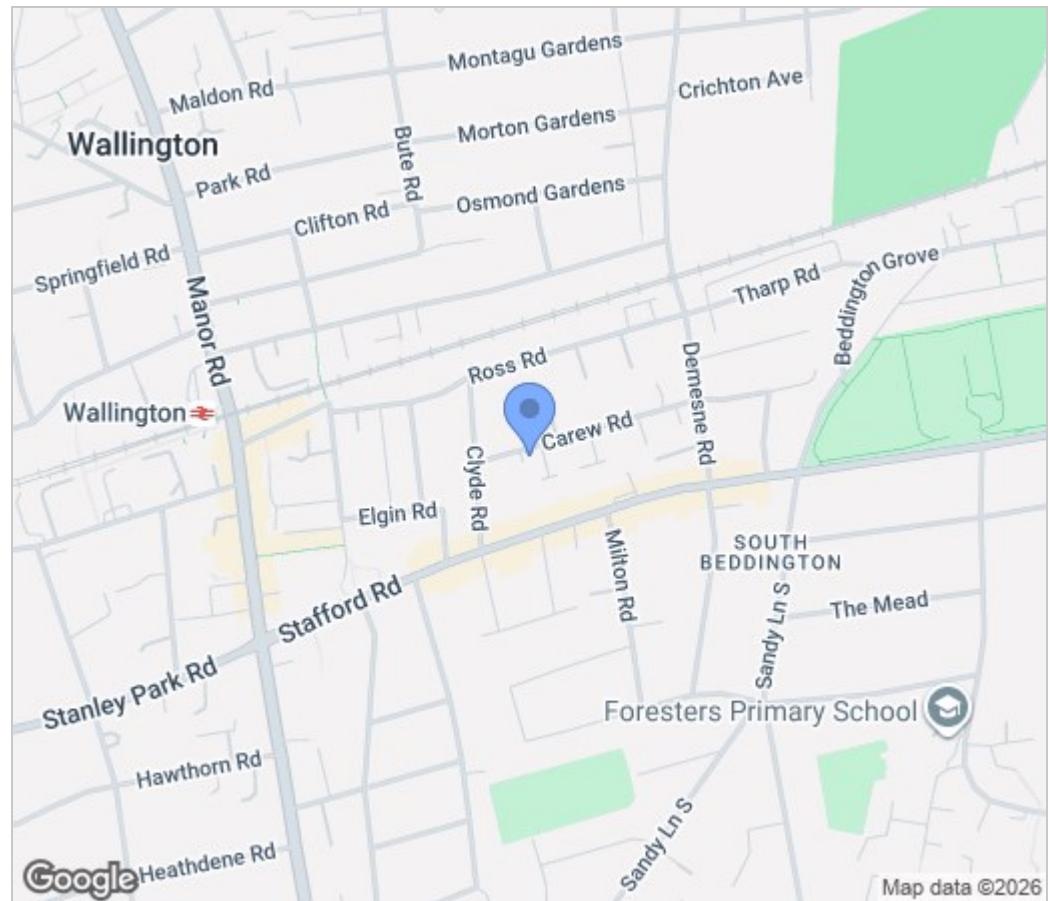
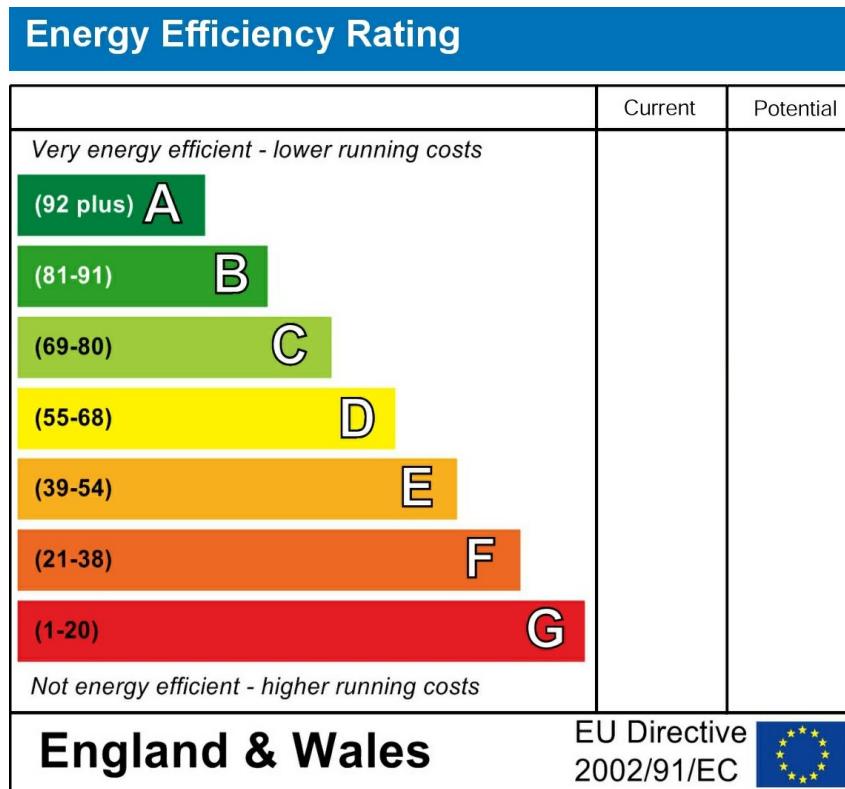
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Please advise all parties making an offer that, should their offer be accepted, this non-refundable charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued

## Area Map

### Energy Efficiency Graph



### 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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