



Flat 3, 8 Shirley Road  
Wallington, SM6 9QB  
Guide price £135,000



## Flat 3, 8 Shirley Road

Wallington, SM6 9QB

**\*\* NEW LOWER PRICE, JUST REDUCED!\*\*** Cromwells Wallington are pleased to offer this rarely available ground floor one bedroom retirement flat, with direct access to a patio area and communal gardens. Offered with no onward chain, this lovely property offers spacious room sizes, newly fitted carpet and ample storage.

There is easy access to all shops, amenities and transport links. with Wallington High Street and all the facilities it has to offer only a short walk away. The flat is set in a lovely small development with a pretty communal garden to the rear and residents parking on a first come, first served basis.

### Accommodation

Security phone entry system, door into communal hallway. Front door into

#### Entrance Hall

Built-in cupboard, fitted carpet.

#### Living Room

Gas fireplace, fitted carpet, double glazed window to side aspect, double glazed sliding doors providing direct access to patio area.

#### Kitchen

Range of fitted kitchen units and doors, laminate worksurface, inset stainless steel sink with chrome mixer tap, spacer for cooker and washing machine and undercounter fridge freezer, built in cupboard, tiled splashback, laminate flooring, double





glazed obscure window to side aspect.

**Bedroom**  
Built-in cupboard, fitted carpet, double glazed window to rear aspect., plug in electric oil heaters.

**Bathroom**  
Shower cubicle with electric shower, vanity wash handbasin with chrome mixer tap and storage below, WC, tiled walls, built-in cupboard with hot water tank, wall mounted electric heater.

**Outside**  
Patio area with space for garden furniture.

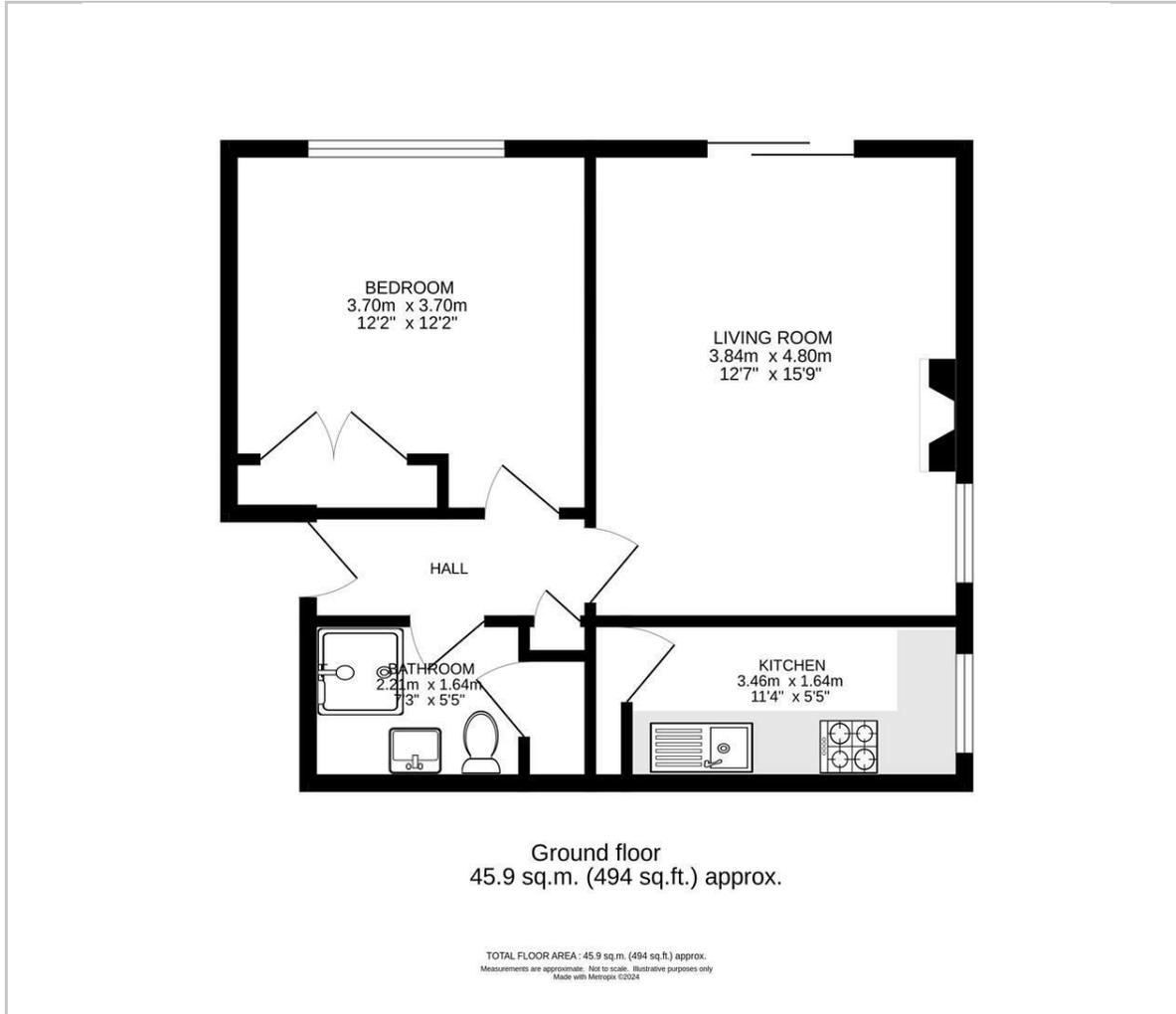
Well maintained communal garden and grounds

Residents parking on a first come first served basis.

Communal shed and washing line.



## Floor Plan



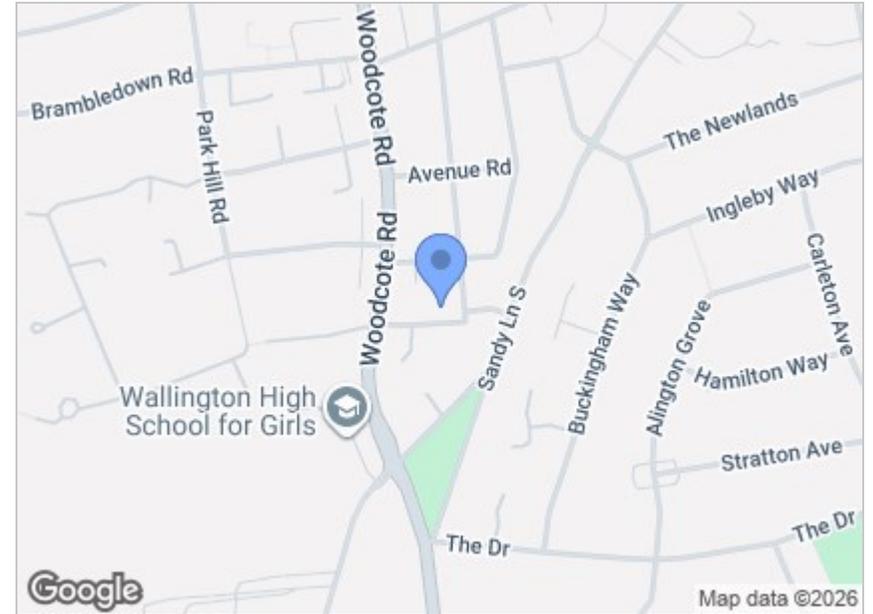
## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

