



26 Blenheim Gardens, Wallington, Surrey, SM6 9PP



Offers over £750,000

**Cromwells**  
ESTATE AGENTS





# 26 Blenheim Gardens, Wallington, SM6 9PP

Welcome to this charming four-bedroom period family home located in the desirable Blenheim Gardens, South Wallington. This semi-detached house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, and two bathrooms for added convenience. The property is presented in excellent order throughout, with a well maintained rear garden and a driveway providing off street parking for two vehicles.

Situated in a prime location close to Wallington high street and excellent transport links, this home offers the perfect blend of tranquillity and accessibility to amenities. It is ideally situated for those looking to be close to local highly regarded primary and secondary schools with John Fisher, Wallington High School for Girls and Wilsons Grammar School all within easy walking distance. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing today.

## Accommodation

Sheltered entrance with ornate tiled flooring, front door to:

### Entrance Hall

Under stairs storage, single panelled radiator, solid walnut wood flooring.

### Lounge

UPVC double glazed sash windows to front aspect, radiators, feature cast iron fireplace, picture rail, coved ceiling and ceiling rose.

### Dining Room

UPVC double glazed windows and door to rear aspect, radiator, picture rail, coved ceiling, feature cast iron fireplace, solid walnut wood flooring.

### Kitchen

Range of fitted wooden wall units with matching doors and drawers below, granite work tops with inset butler sink and chrome mixer tap, space for large gas range cooker with extractor fan above, integrated dishwasher, breakfast bar area, tiled splashback, tiled flooring, UPVC double glazed windows to side and rear aspect,.

### Utility Room

Work surface with space and plumbing for washing machine and tumble dryer, space for tall standing fridge/freezer, tiled flooring, UPVC double glazed windows to side and door to garden, vertical radiator.

### Downstairs Shower Room

Walk in shower with rain shower head and separate hand shower attachment, vanity wash hand basin with chrome mixer tap, enclosed WC, heated chrome towel rail, part tiled walls, tiled flooring with underfloor heating, obscure UPVC double glazed windows to rear aspect, extractor fan.

### Stairs To First Floor Hallway

With large feature skylight, loft access, fitted carpet.

### Bedroom One

UPVC double glazed sash windows to front aspect, radiator, built-in wardrobes, feature cast iron fireplace, fitted carpet

### Bedroom Two

UPVC double glazed window to rear aspect, radiator, fitted carpet.

### Bedroom Three

UPVC double glazed window to rear aspect, radiator, feature cast iron fireplace, fitted carpet

### Bedroom Four

UPVC double glazed sash window to front aspect, radiator, fitted carpet.

### Bathroom

Modern three piece suite comprising of panel enclosed corner bath with chrome mixer tap and hand shower attachment, wash hand basin with chrome mixer tap and storage below, enclosed WC, tiled flooring, part tiled walls, obscure UPVC double glazed windows to side aspect.

### Rear Garden

Approx 70ft, lawn and patio areas, garden shed, side access, fence enclosed, outside tap.

### To the front

Paved driveway with off street parking for two cars, raised borders with plants.



















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

