



21 Chestnut Manor, 359 Croydon Road, Wallington, Surrey, SM6



£240,000

**Cromwells**  
ESTATE AGENTS



**359 Croydon Road  
Wallington, SM6 7PF  
£240,000**

Welcome to this charming larger-than-average one-bedroom flat located on the second floor of Chestnut Manor, situated on Croydon Road in Wallington. This purpose-built property offers a delightful living space that is perfect for first-time buyers or those looking to downsize.

As you enter the flat, you will be greeted by an impressive 16ft living room, providing ample space for relaxation and entertaining. The modern kitchen diner, measuring 14ft, is designed for both functionality and style, making it an ideal spot for enjoying meals with family and friends.

One of the standout features of this property is the secure gated residents' parking, offering peace of mind for those with vehicles. The flat is sold with no onward chain, allowing for a smooth and straightforward purchase process.

The location is excellent, with a variety of local shops just a short stroll away. Public transport links are easily accessible, making commuting a breeze. Additionally, residents can enjoy the nearby green spaces, including The Grove and Beddington Park, perfect for leisurely walks or outdoor activities.

This flat presents a wonderful opportunity to own a spacious and well-located home in Wallington. Don't miss your chance to view this delightful property.





**Accommodation**  
Security phone entry system, door into communal hallway, stairs to 2nd floor and property entrance.

**Entrance Hall**  
Security phone entry system, two storage cupboards, parquet flooring

**Living Room**  
Parquet flooring, double glazed windows to side aspect, plug-in electric heater.

**Kitchen Dining Room**  
Range of fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven, electric hob and extractor hood above, space for undercounter fridge and washing machine, double glazed window to front aspect.

**Bedroom**  
Laminate flooring, plug in electric heater, double glazed window to side aspect

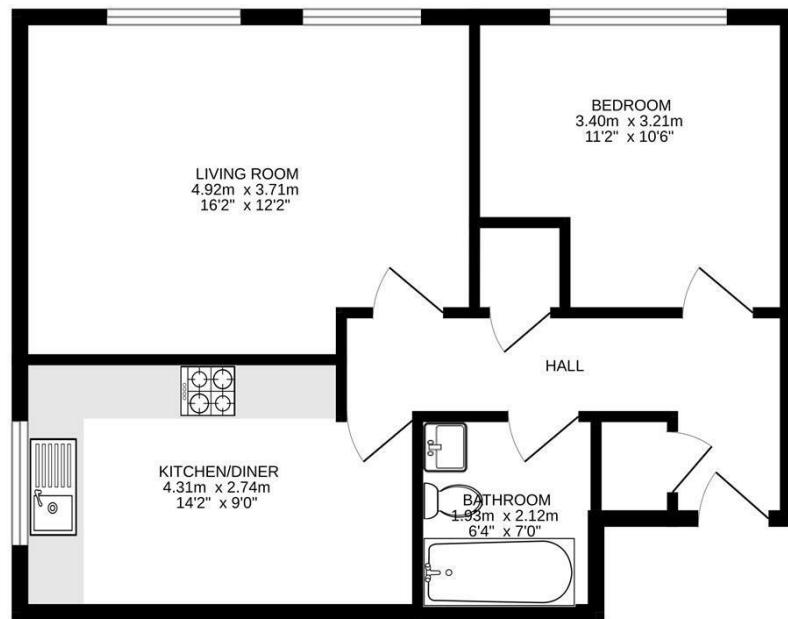
**Bathroom**  
Panel enclosed bath with mixer tap, electric shower, pedestal wash hand basin with chrome mixer tap, WC, heated chrome towel rail, tiled walls and flooring, extractor fan.

**Outside**  
Well kept communal garden and grounds  
Secure gated residents parking

**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



2nd floor  
51.6 sq.m. (555 sq.ft.) approx.

TOTAL FLOOR AREA: 51.6 sq.m. (555 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Microplan Go2020

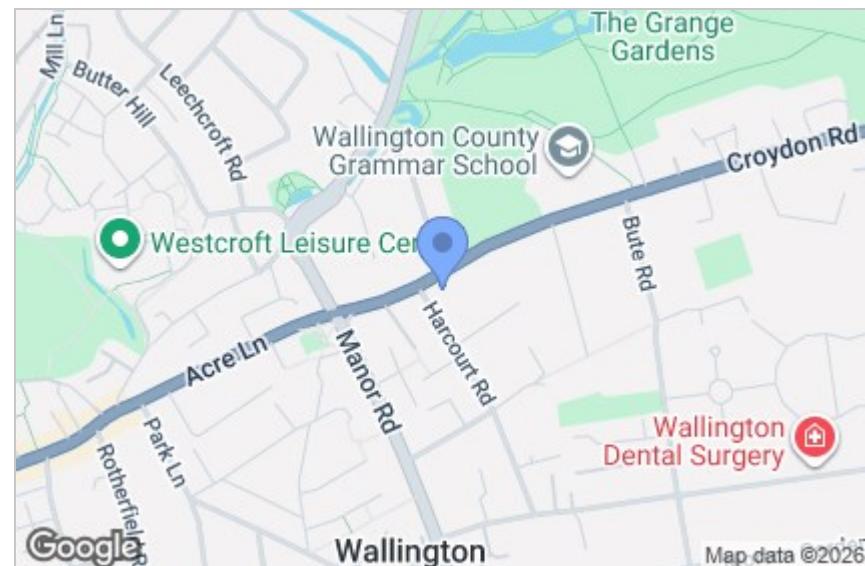
## Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

