



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



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£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

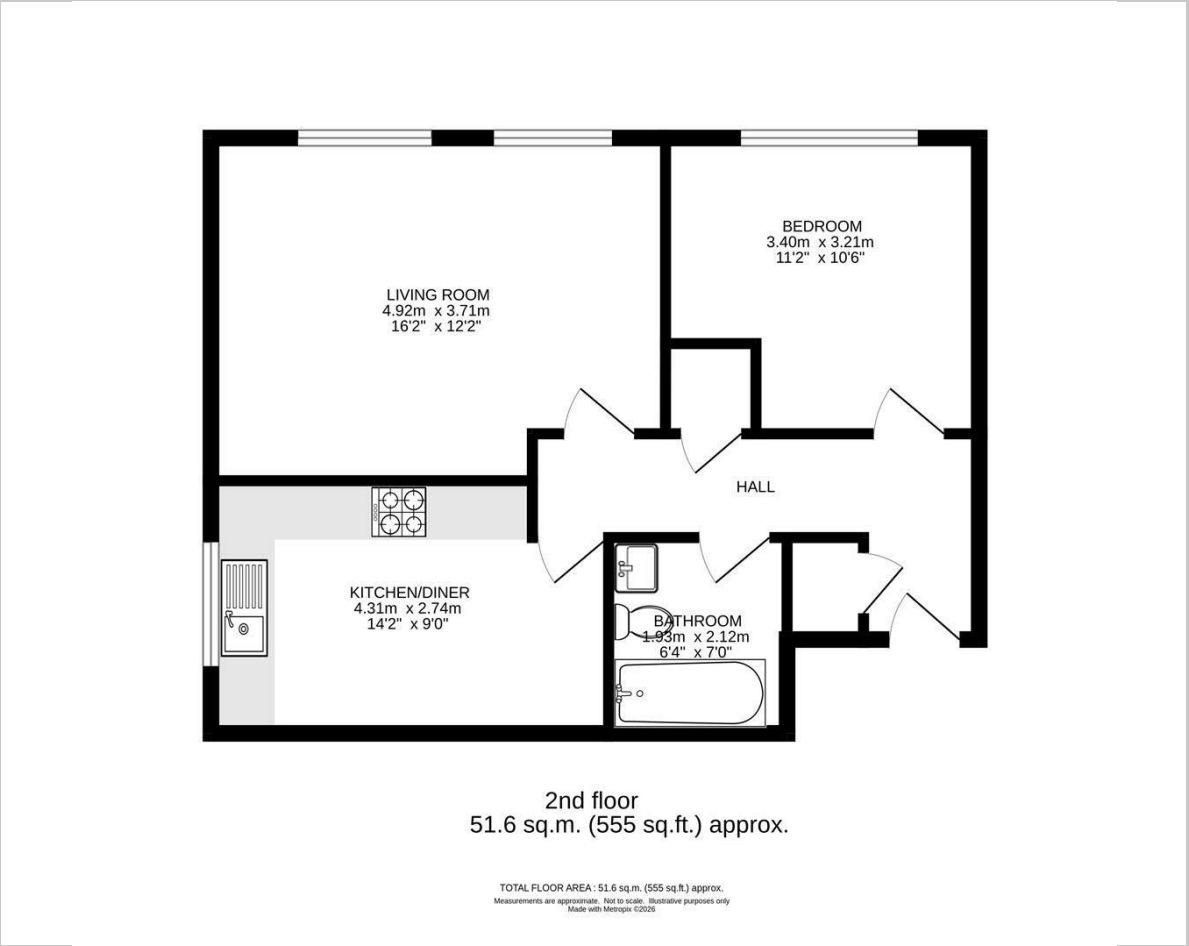
Well kept communal garden and grounds  
Secure gated residents parking

## 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

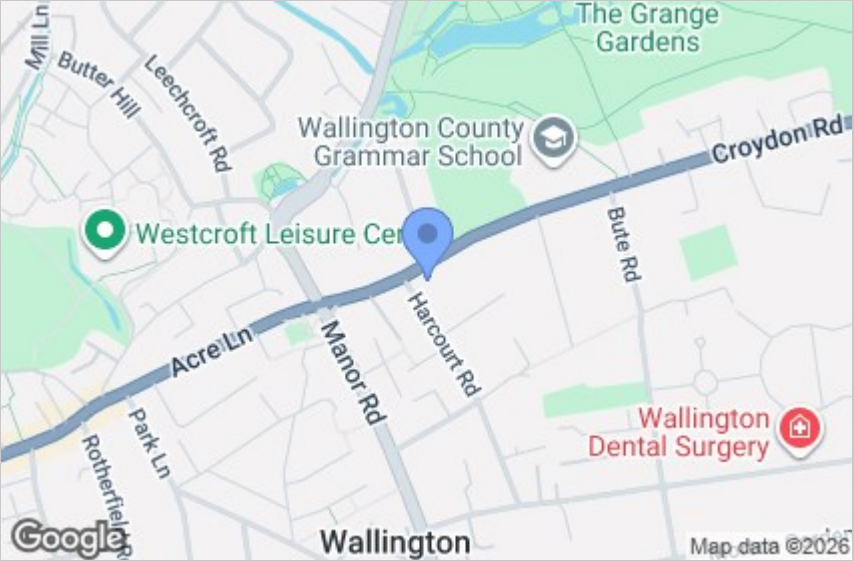


Viewing

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

