47a Plough Lane, Wallington, SM6 8JW

4 3 2 £735,000

Cromwells
ESTATE AGENTS

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Situated in the desirable area of Plough Lane, Wallington, this charming semi-detached house offers a perfect blend of spacious living and modern convenience. With flexible accommodation to suit individual needs, this home provides ample space for both relaxation and entertainment. The heart of the property is undoubtedly the large open-plan living, dining room and kitchen, making it ideal for family gatherings and social occasions.

This residence boasts four generously sized double bedrooms, ensuring comfort for all family members. The top floor features a unique studio room complete with a kitchenette and an en-suite bathroom, offering a private retreat or an excellent space for guests. With three bathrooms in total, morning routines will be a breeze, accommodating the needs of a busy household.

The property also benefits from parking for two vehicles, a valuable asset in this sought-after location. Just a stone's throw away, Mellows Park provides a lovely outdoor space for leisure activities, while highly regarded local grammar schools, including Wilsons Grammar School, Wallington Girls, and Wallington County Grammar, are conveniently close, making this an ideal choice for families.

With easy access to bus links and local shops, all your daily needs are within reach. This property is offered with the benefit of no onward chain, and a high A energy efficiency rating, Don't miss the opportunity to make this delightful house your own in a vibrant community.

Accommodation

Entrance Lobby
With tiled flooring

Entrance Hall
Wood flooring, underfloor heating, large storage cupboard

Reception Room
Wood flooring with underfloor heating, large under stairs storage cupboard, triple glazed bay window to front aspect

Garage
Double doors opening out to front, triple glazed obscure window to side aspect, space and plumbing for washing machine and dryer, tiled flooring, wall mounted 'Vaillant' boiler with immersion heater

Shower Room
Walk in shower, WC, wall mounted wash handbasin with chrome mixer tap, heated chrome towel rail, triple glazed obscure window to side aspect, underfloor heating with non slip flooring.

Open plan Living Dining Room and Kitchen

Kitchen
Range of modern gloss fitted kitchen units and drawers, kitchen island, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven, gas hob with chrome extractor hood above,

Living Dining Area
Wood flooring with underfloor heating, two sets of triple glazed bifolding doors opening out to garden

Stairs to 1st floor landing

Bedroom One
Triple glazed bay window to front aspect, radiator, laminate flooring.

Bedroom Two
Triple glazed windows to front aspect, radiator, laminate flooring.

Bedroom Three
Two radiators, laminate flooring, triple glazed windows to rear aspect.

Bathroom
Three piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap with showerhead attachment, enclosed WC, vanity wash hand basin with mixer tap and storage below, built-in storage, heated chrome towel rail, tiled walls and flooring, triple glazed obscure window to side aspect.

Stairs to 2nd floor

Studio Room

Bedroom Living Area
Fitted carpet, radiator, two Velux windows

Kitchen Area
Range of fitted units, laminate worktop, inset stainless steel sink with chrome mixer tap, electric hob, vinyl flooring, triple glazed windows to aspect, space for fridge freezer and dishwasher, tiled splashback, tiled flooring with underfloor heating

Bathroom
Three piece suite comprising enclosed bath with chrome mixer tap and hand shower attachment, WC, pedestal wash hand basin with chrome mixer, tiled walls, vinyl flooring, Velux window

Outside

Block paved front garden providing ample off street parking

Rear Garden
Well maintained garden with patio area, lawn section with borders, two apple trees, shed, side access, fence enclosed.

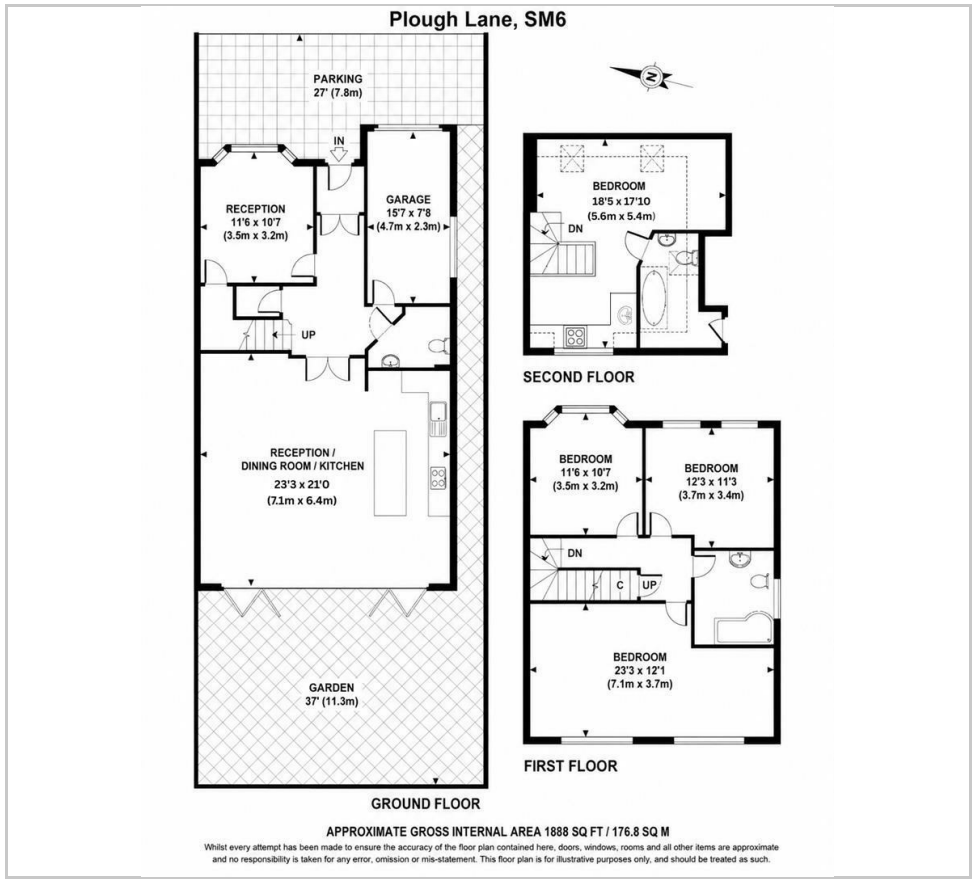
BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

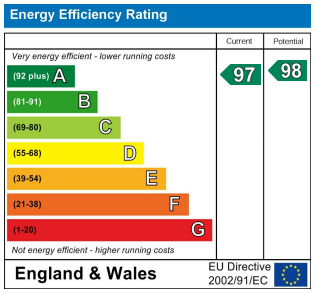
CHATEAU AUBISER

LOVE

DUCK

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.

Additional Information

- Vendor lived here 4 years, relocating and selling with no onward chain

- High energy efficiency rating of A, solar panels on roof, and centralised ventilation which adds with temperature control. Vendor has said he pays on average £80 a month for energy recently.

- Boiler in garage, works with immersion heater and was installed by previous owner

- Boundary is left hand side fence

- Owner has put new flooring in throughout the house since moving in, and changed loft bedroom 4 into a studio room adding a kitchen.

- Insulated wall in lounge

-Installed new pressure system to allow high water pressure throughout the house

- Oven and dishwasher have just been replaced

- Property was split into two semi detached properties in 2000's.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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