







29 Godalming Avenue, Wallington, SM6 8NP

4 2 3 £635,000

Cromwells
ESTATE AGENTS

29 Godalming Avenue, Wallington, SM6 8NP

Located in the sought after road of Godalming Avenue in Wallington, is this immaculately presented four bedroom family home offering a blend of elegance and comfort. Boasting versatile accommodation with three reception rooms a modern kitchen and downstairs WC, this property provides ample space for both relaxation and entertainment. The property also features four well appointed bedrooms and two contemporary bathrooms, ensuring convenience and comfort for all residents.

The well-established garden provides a perfect setting for outdoor gatherings or relaxation, in addition to a large detached double garage providing excellent storage space as well as space to park vehicles.

The property is excellently located for highly sought after schools. including Wilsons Grammar, Wallington Girls and Wallington County Grammar. Local shops and amenities are also easily accessible, and for those looking to be close to transport links, both Wallington and Waddon mainline train station are within walking distance with additional bus links available serving Wallington, Morden, Carshalton and Croydon nearby. Don't miss the opportunity to make this versatile and beautifully maintained property your new home.

Accommodation

Entrance Hall
Radiator, vinyl flooring, under stairs storage cupboard.

Downstairs WC
Wash hand basin with chrome mixer tap and storage below, WC, vinyl flooring.

Living Room
Cast iron fireplace with gas fireplace, built-in storage cupboards and shelving, radiator, double glazed window to front aspect, wood flooring.

Family Room
Cast iron fireplace, vertical radiator, vinyl flooring, doors opening out into

Dining Room
Radiator, tiled flooring, double glazed windows and French doors opening out to rear garden

Kitchen
Range of modern white gloss fitted kitchen units and drawers, granite worktop, inset stainless steel sink with chrome mixer tap, integrated 'Neff' oven and grill, gas hob and chrome extractor hood above, space for washing machine, tumble dryer, dishwasher and American fridge freezer, tiled splashback, tiled flooring.

Stairs to 1st floor landing

Bedroom One
Range of fitted wardrobes with mirrored sliding doors, radiator, fitted carpet, double glazed bay window to front aspect.

Bedroom Two
Range of fitted wardrobes with mirrored sliding doors with lighting, cast iron fireplace, radiator, wood laminate flooring, double glazed window to rear aspect.

Bedroom Three
Radiator, fitted carpet, double glazed window to front aspect.

Bathroom
Modern suite comprising of bath with mixer tap and hand shower attachment, large wash hand basin with chrome mixer tap, enclosed WC, thermostatic shower, heated chrome towel rail, tiled walls, tiled flooring, double glazed obscure window to rear aspect, extractor fan

Stairs to 2nd floor landing
Built-in cupboard housing 'Worcester' combination boiler.

Bedroom Four
Built in wardrobes and drawers, fitted carpet, radiator, two Velux windows, double glazed French doors opening out to Juliet balcony.

En-suite Shower Room
Large walk-in shower cubicle, thermostatic shower with water jets, wall mounted vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, heated chrome towel, built-in storage, tiled walls, tiled flooring, extractor fan, double glazed obscure window to rear aspect

Outside

Rear Garden
Decking area with space for outdoor seating, lawn section, raised borders with shrubs and flowers.

Paved front garden

Detached Garage
With cellar, power and light, electric roller door and rear vehicular access.

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.

























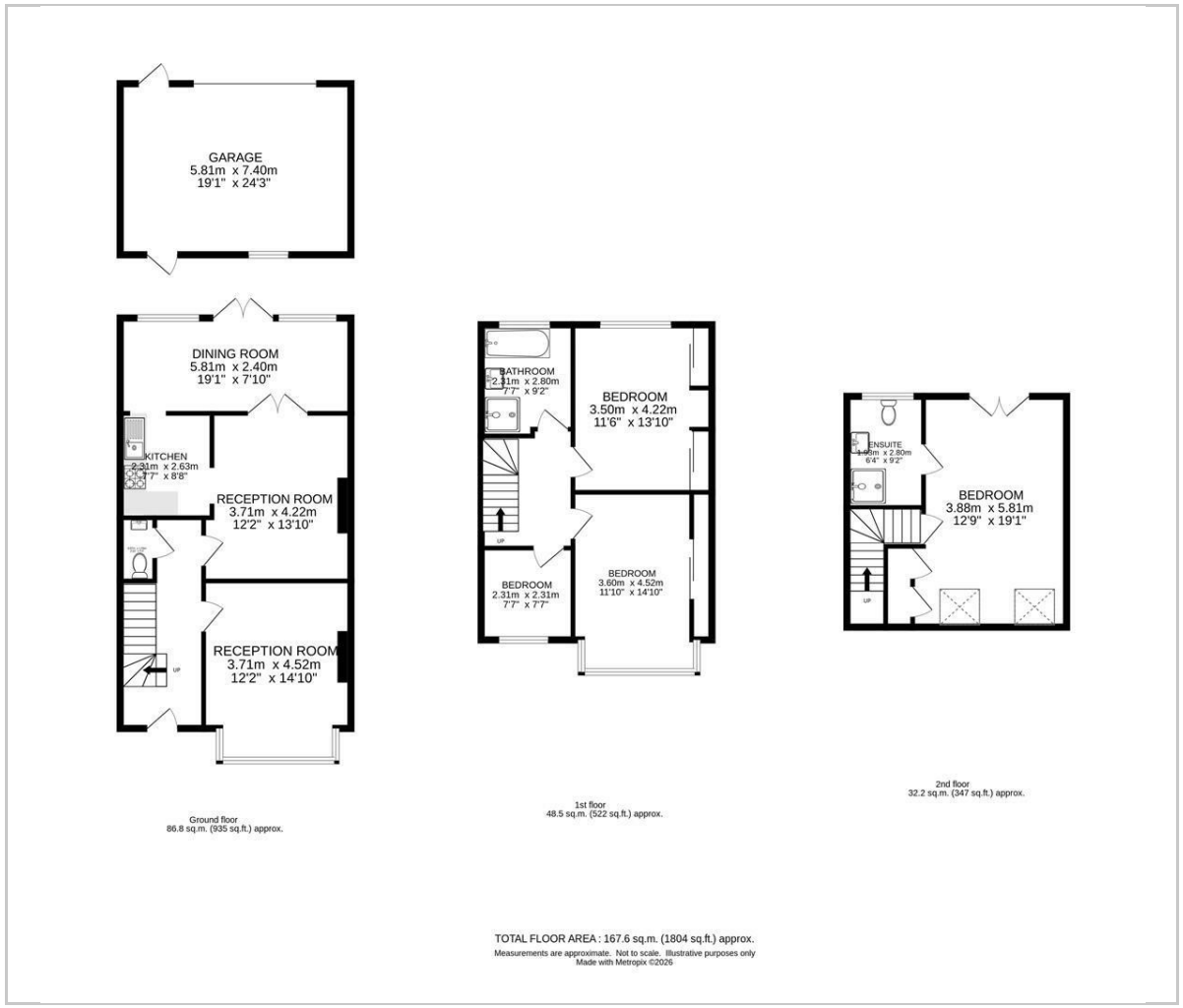








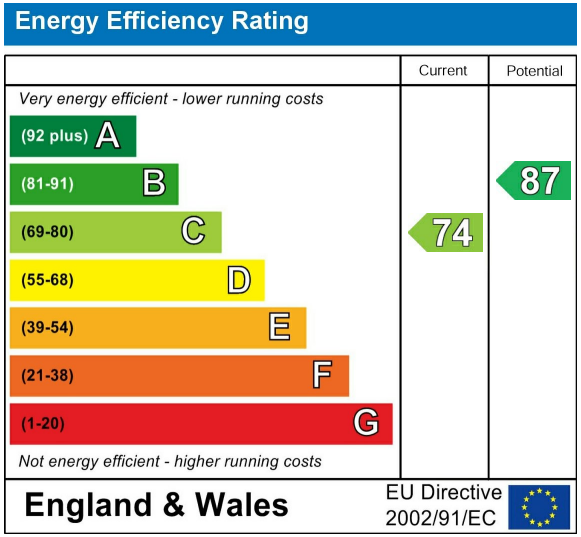
Floor Plan



Area Map



Energy Efficiency Graph



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.

77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 020 8647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

Cromwells ESTATE AGENTS