



School House Woodmansterne Lane, Wallington, SM6 0SU



Guide price £750,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this unique four bedroom detached family home, situated on the popular side of South Wallington. The property offers a wealth of accommodation including a 22ft family room, an 18ft kitchen, a downstairs shower room, a utility room, ample outdoor storage and NO ONWARD CHAIN.

The property is perfectly located for families seeking proximity to outstanding local grammar schools. Wallington High School for Girls is just behind the property, while Wilson's Grammar School and Wallington County Grammar are both within easy reach. Excellent transport links are also close by, with local bus routes and the Wallington and Purley mainline train stations providing convenient access to London and Gatwick. In addition, residents can enjoy nearby parks and the amenities of Wallington High Street, which offers a variety of shops, cafés, and supermarkets all within walking distance.

Accommodation

Covered entrance

Obscure glazed lead light wooden front door to..

Entrance hall

Covered radiator, wood flooring, under stairs storage cupboard, wall mounted thermostat.

Lounge

UPVC double glazed lead light bay window to front aspect, covered radiator, wood flooring, fireplace with solid surround.

Kitchen

Range of fitted gloss wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, space for gas range cooker with extra extractor fan above, space for tall standing fridge/freezer, integrated dishwasher, double panel radiator and covered radiators, large storage cupboard, tiled splash back, wood flooring, UPVC double glazed lead light windows to rear aspect.

Family room

UPVC double glazed lead light window to front aspect and patio doors to rear, two double panel radiators, wood flooring.

Utility room

Range of fitted wall units with cupboards below, granite effect worktops with inlaid stainless steel sink, space and plumbing for washing machine and tumble dryer, single panel radiator, wall mounted boiler, UPVC double glazed lead light window and door to rear aspect.

Bedroom four

UPVC double glazed light window to front aspect, double panel radiator, fitted storage covered.

Downstairs shower room

Consisting of panelled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, tiled effect flooring, tiled walls, extractor fan, obscure UPVC double glazed lead light window to side aspect.

Stairs to 1st floor landing

UPVC double glazed lead light window to side aspect, loft access.

Bedroom one

UPVC double glazed lead light window to front aspect, single panel radiator, built in wardrobe.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, built-in wardrobes.

Bedroom three

UPVC double glazed lead light window to front aspect, single panel radiator, fitted wardrobe.

Bathroom

Modern three-piece suite comprising panel enclose bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled walls, obscure UPVC double glazed window to rear aspect.

Rear garden – approximately 60ft

Mainly laid to lawn with shrubs at rear, fence enclosed, outside tap, two storage sheds and decking section at side, gated side access.

Carport at side

Electric up/Over door at front.

Front

Large block paved in and out driveway providing ample off street 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

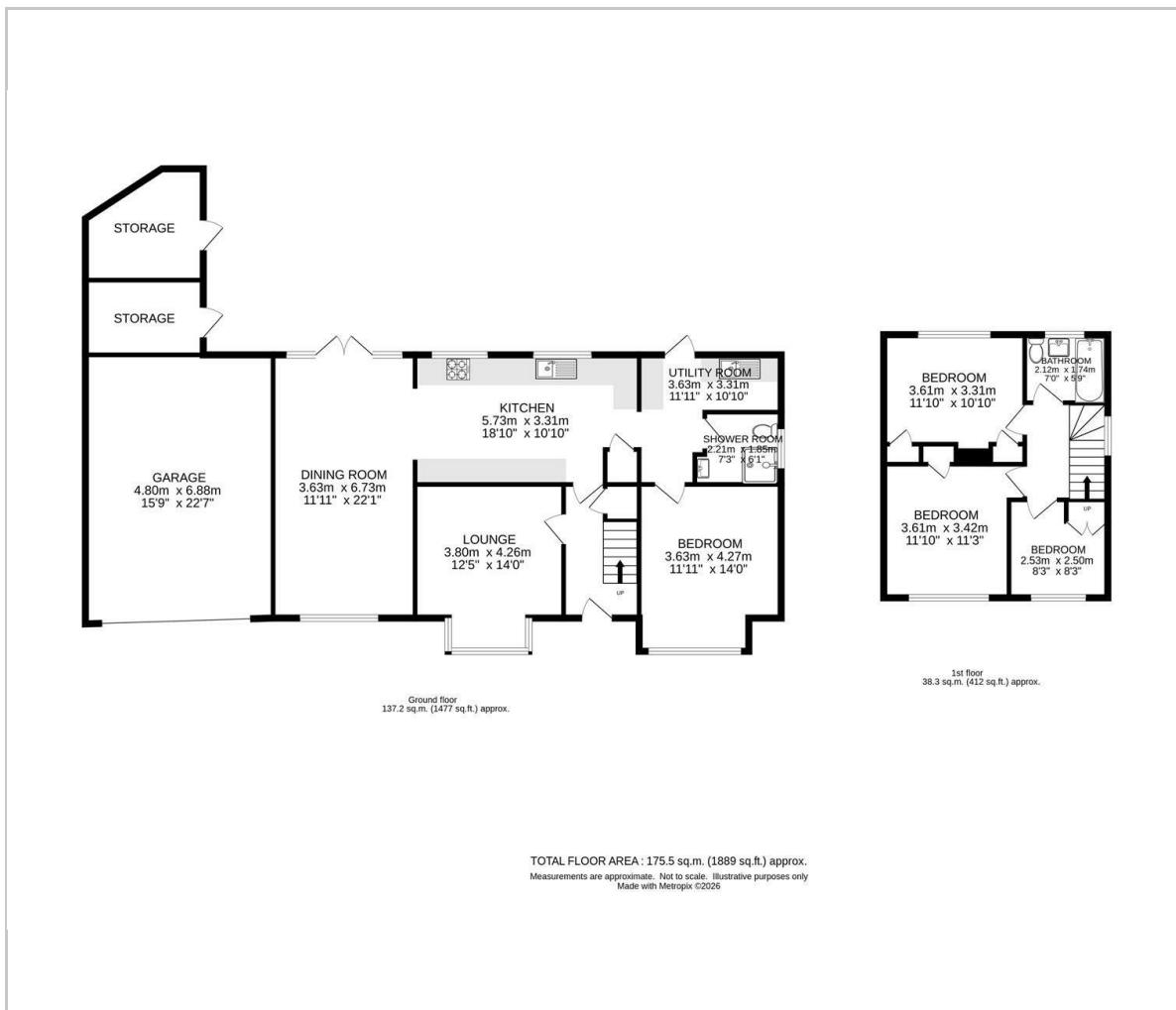








Floor Plan

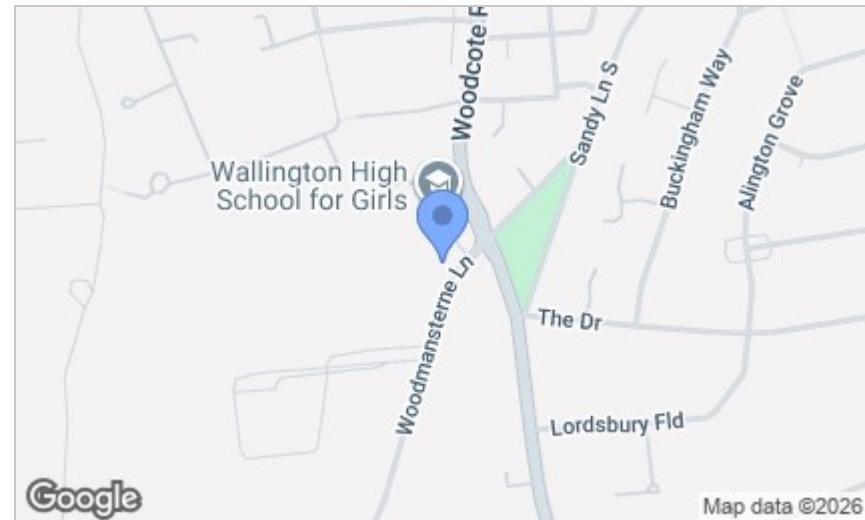


Viewing

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

Energy Efficiency Rating

