

3 The Holt

Wallington, SM6 7LG

Guide price £525,000

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A rare opportunity to acquire a charming two bedroom semi detached bungalow, nestled away in a desirable cul-de-sac in Wallington and close to excellent schools, local shops and the historic Beddington Park. The property offers a modern and bright interior, and features a modern kitchen and utility room, a conservatory, a spacious reception room with door opening out to the rear garden and two good sized bedrooms. Outside you will find a pretty rear garden, a garage and a driveway providing off street parking.

The Holt is only a short walk to Wallington County Grammar School, and Beddington Infants and Holy Trinity Primary School are also close by. Local shops and bus links are within easy reach and both Wallington and Carshalton Village are just a short walk away. This lovely property must be viewed to appreciate its sought after location and the size and space it has to offer.

Accommodation

Obscure double glazed composite front door to..

Entrance hall
Wood flooring, wall mounted radiator, fitted storage cupboards.

Lounge/diner
UPVC double glazed windows and door to rear aspect, two wall mounted radiators, fireplace with solid surround, fitted storage units.

Kitchen
Range of fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, integrated dishwasher, integrated fridge, inlaid hob with oven/grill below and extractor fan above, plinth heater, wall mounted heater, loft access, UPVC double glazed window and door to rear aspect.

Conservatory
UPVC double glazed windows to side and rear aspects and double doors leading to garden, wall mounted heater, access to..

Utility room
Range fitted wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space and

























plumbing for washing machine and tumble dryer, space for tall standing fridge/freezer, access to garden and garage.

Bedroom one
UPVC double glazed bay window to front aspect, wall mounted heater, fitted wardrobes and dressing table.

Bedroom two
UPVC double glazed windows to front and side aspects, wood flooring, wall mounted radiator.

Bathroom
Consisting of tiled walk in the cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring, tiled walls, obscure UPVC double glazed windows to front and side aspects, heated chrome towel rail.

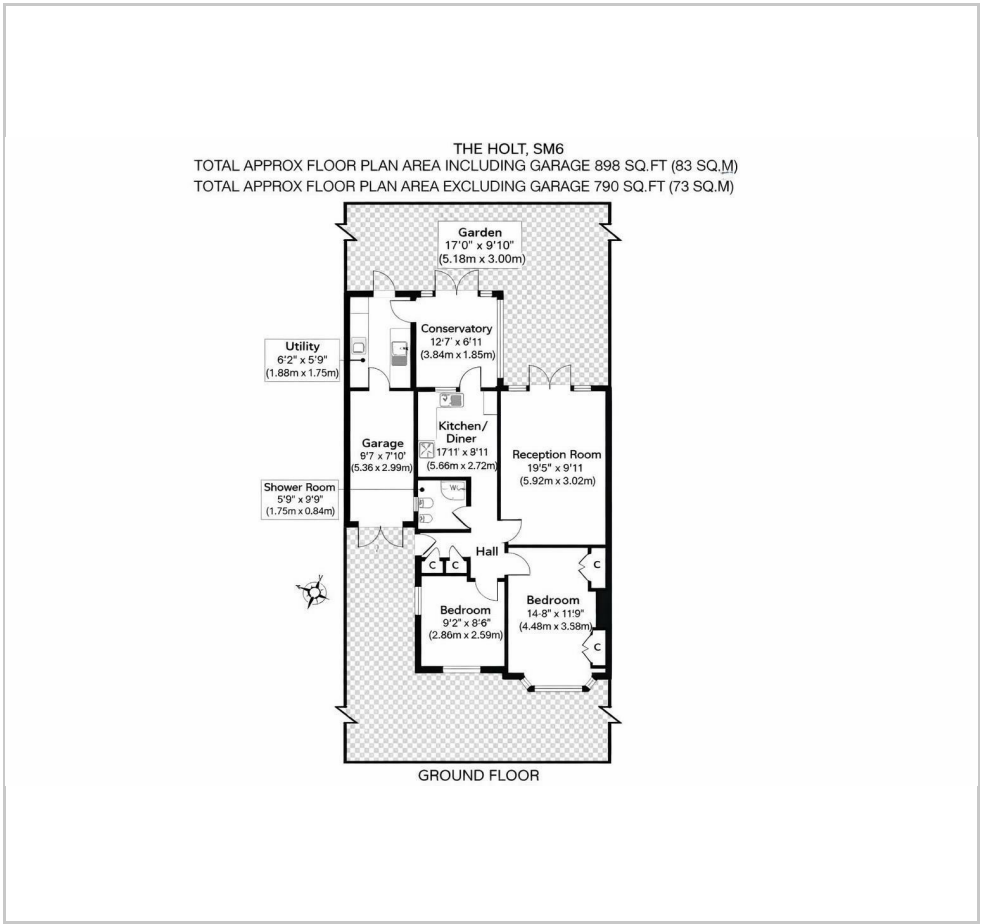
Rear garden - approximately 40ft
Large paved patio garden with a mixture of shrubs and plants bordering, pergola and seating area, wooden summer house, fence enclosed, outside water and power supply.

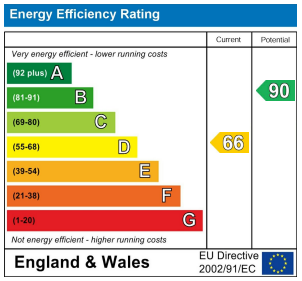
Garage outside
Double open doors at front, hardstanding providing further off street parking if desired.

Front
Driveway providing off street parking.

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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

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