



12 Amberwood Close, Wallington, SM6 8QH



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Guide price £535,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this immaculately presented, three bedroom, extended family home. The property benefits from modern open plan living, a downstairs WC, a separate lounge and a pretty rear garden.

For those with vehicles, the house comes with two dedicated parking spaces, a valuable asset in this sought-after area. The location itself is highly desirable, being well placed for highly sought after schools including Wilsons Grammar School, Wallington County Grammar, Wallington Girls and Highview Primary School. 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. Do not miss the chance to make this lovely house your new home.

Accommodation
Obscure double glazed composite front door to..

Entrance porch
Tiled effect flooring, covered radiator, coved ceiling.

Lounge
UPVC double glazed window to front aspect, double panelled and modern radiator, fitted under stairs storage cupboard, coved ceiling.

Plan kitchen/diner
Range of fitted wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sink and brushed chrome mixer tap, integrated dishwasher and washing machine, integrated fridge and freezer, integrated microwave, space for gas range cooker with extractor fan above, wood flooring, modern radiator, breakfast bar.

Dining area
Feature skylight, UPVC double glazed windows and doors leading to rear garden and separate door at side, wood flooring, two double panel radiators, cupboard housing “Worcester” combination boiler.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboard below, tiled effect flooring, single panel radiator, coved ceiling, obscure UPVC double glazed window to front aspect.

Stairs to 1st floor landing
Feature panelled walls, loft access, large storage cupboard.

Bedroom one
UPVC double glazed window to front aspect, single panel radiator, coved ceiling, fitted wardrobe.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bedroom three

UPVC double glazed window to front aspect, single panel radiator, coved ceiling.

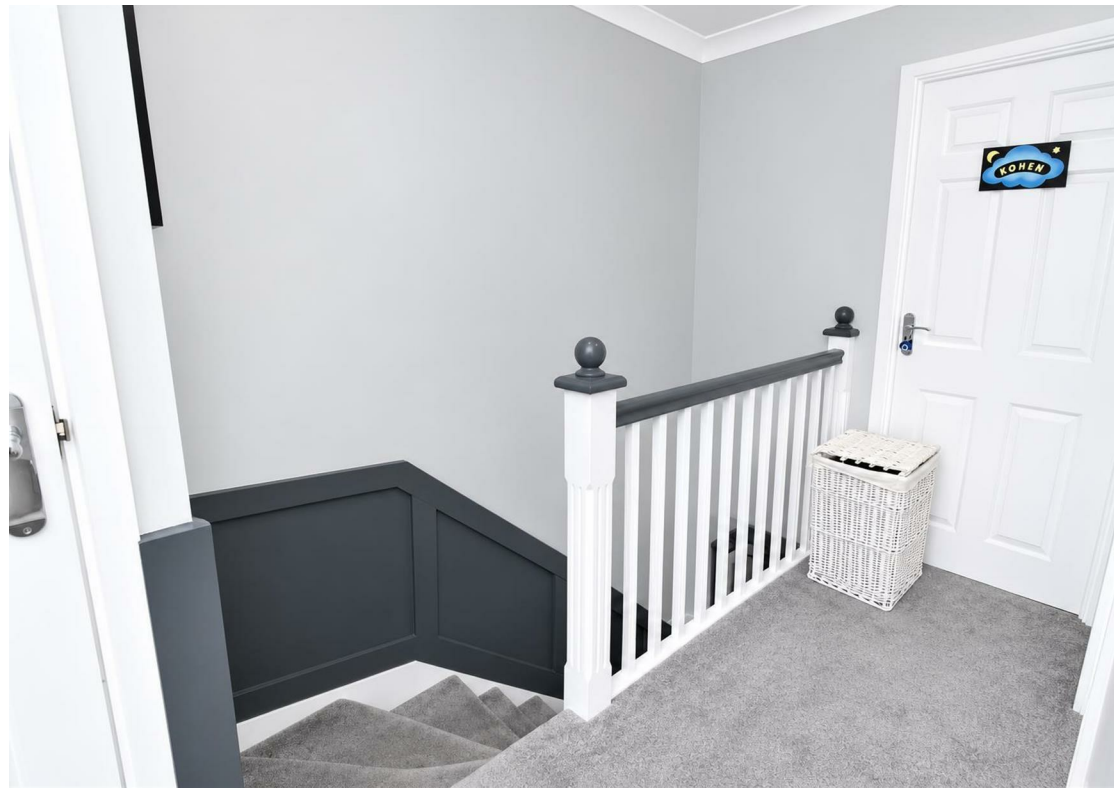
Bathroom
Three-piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, extractor fan, single panel radiator, tiled walls, tiled flooring, obscure UPVC double glazed window to rear aspect.

Rear garden - Westerly aspect
Approximately 30ft
Mainly laid to artificial lawn, sandstone paved patio area, wooden garden shed, fence enclosed, outside lighting and water/power supply, gated side and rear access.

Front
Hardstanding driveway providing allocated off street parking for two vehicles.

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.

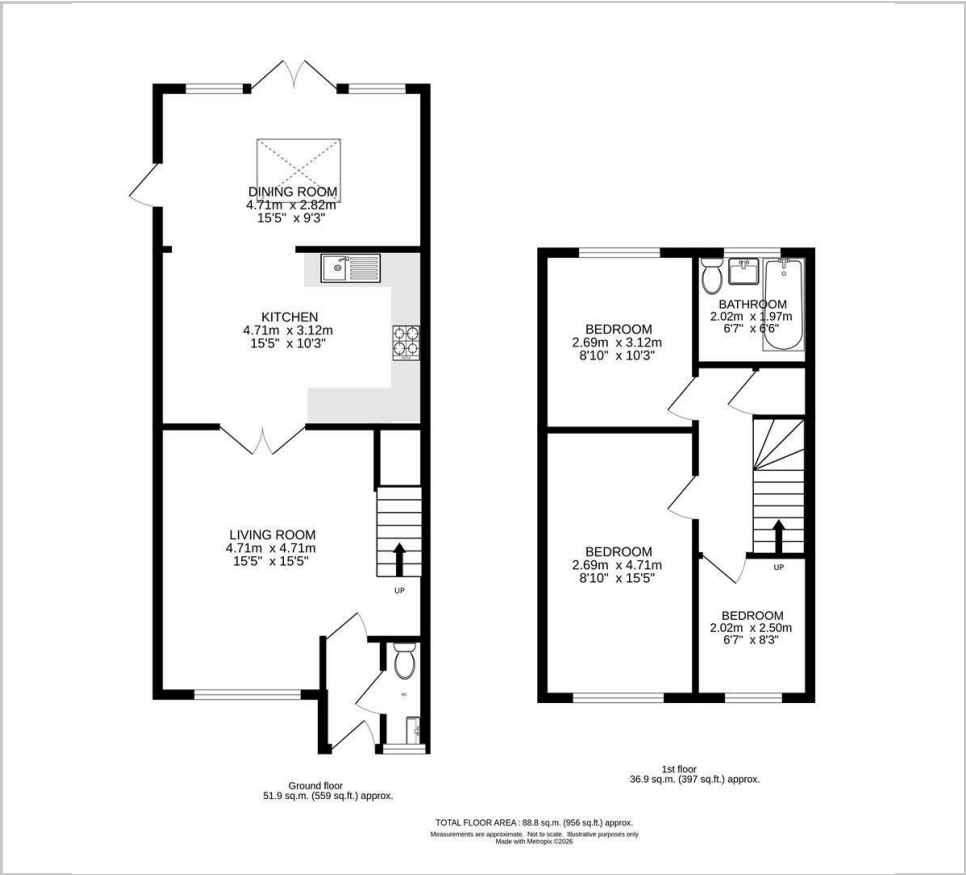






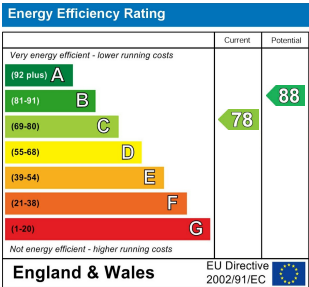


Floor Plan



Additional Information

- Lived 12 years, relocating, too find.
- Decorated throughout since purchase.
- New windows within the last 7 years.
- Extension at rear in 2018, opened up kitchen/ diner.
- Loft has pull down ladder, part boarded.
- Right hand side boundary.



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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