



41 Milton Road, Wallington, SM6 9RP



Guide price £550,000

Cromwells
ESTATE AGENTS



41 Milton Road, Wallington, SM6 9RP	
NO ONWARD CHAIN Cromwells Wallington are delighted to offer this three bedroom end of terrace family home. The property benefits from two good size reception rooms, a spacious kitchen, a sun room, a pretty rear garden and off street parking.	
This is an ideal purchase for those looking to be close to local grammar schools, with Wilson’s Grammar and Wallington High School for Girls within easy walking distance. Wallington High Street is easily accessible with various shops and transport links close by, and Mellows Park provides local green space to enjoy.	
Accommodation UPVC double glazed entrance porch Tiled step, obscure glazed wooden front door to..	Bedroom three UPVC double glazed window to front aspect, coved ceiling, double panel radiator.
Spacious entrance hall Obscure glazed windows to front aspect, double panel radiator, meter cupboard, coved ceiling, under stairs storage cupboard, wall mounted digital thermostat, dado rail.	Bathroom Three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with wall mounted control pad, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, vinyl wood effect flooring, double panel radiator, part tiled walls, obscure UPVC double glazed window to rear aspect, cupboard housing “Worcester” boiler.
Lounge UPVC double glazed window to front aspect, double panel radiator, ceiling cornice, wall mounted flame effect fireplace.	Rear garden – Easterly aspect Approximately 70ft Large paved patio area and steps leading to lawn section with mature shrubs and flowerbeds bordering, further paved patio area and garden shed, fence enclosed with gated side access.
Dining room UPVC double glazed window to rear aspect, ceiling cornice.	Front Block paved driveway providing off street parking with flowerbeds at side, wall mounted EV charger.
Kitchen Range fitted gloss wall units with matching covered and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, integrated oven/grill, inlaid hob with extra extractor fan above, space and plumbing for washing machine, integrated dishwasher, space for fridge and freezer, double panel radiator.	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.
Utility area/sunroom UPVC double glazed windows to side and rear aspects and door leading to garden, paved flooring, outside tap.	
Stairs to 1st floor landing Double glazed window to side aspect, double panel radiator, dado rail, coved ceiling, loft access.	
Bedroom one UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobes with shelving and sliding doors.	
Bedroom two UPVC double glazed window to front aspect, single panel radiator, fitted shelving cupboard.	

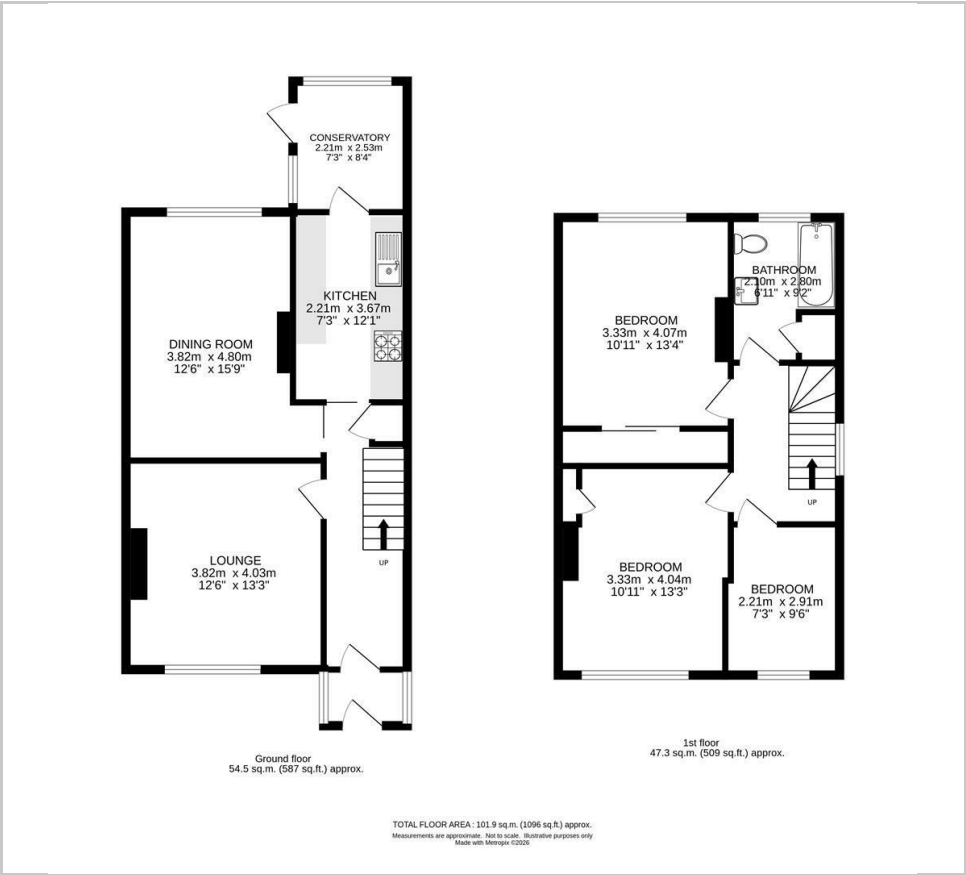








Floor Plan



Additional Information

Property been in family for 66 years. NO CHAIN.

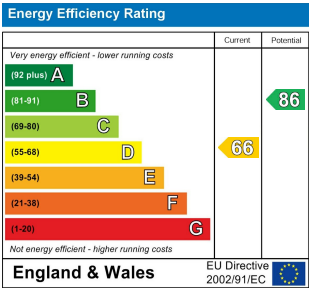
Boiler in bathroom, this is combi. Installed 9.5 years ago, serviced annually.

Loft access, drop down hatch, no pull down ladder. The loft is part boarded.

Kitchen re-done approx 5 years ago.

Bathroom re-done approx 12 years ago.

Alley access to side of property is shared.



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.

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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