



6 Sandy Lane South, Wallington, SM6 9QU



Offers over £800,000

**Cromwells**  
ESTATE AGENTS



# 6 Sandy Lane South, Wallington, SM6 9QU

Cromwells Wallington are delighted to offer this immaculately presented and deceptively spacious 4-5 bedroom semi detached family home. The property offers a wealth of accommodation including a utility area, an open plan lounge/diner/kitchen and family room, a secret garden and a two large studio rooms at the rear.

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

Obscure UPVC double glazed entrance porch, quarry tiled step, UPVC double glazed front door to..

## Spacious entrance hall

Decorative tiled flooring, covered radiator, picture rail, under stairs storage cupboard.

## Lounge

UPVC double glazed bay window to front aspect, fitted plantation shutters, feature cast iron fireplace, coved ceiling, double panel radiator.

## Dining room

Wood flooring, open plan to..

## Family room

UPVC double glazed window to side aspect, wood flooring, covered radiator.

## Kitchen/breakfast room

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and brushed chrome mixer tap, inlaid five ring gas hob with extractor fan above, integrated oven/grill, space for American style fridge /freezer, breakfast bar, UPVC double glazed windows and doors to rear aspect and door leading to side, tiled flooring, Velux windows.

## Utility area

Space and plumbing for washing machine and tumble dryer, double panel radiator, UPVC double glazed windows to side and front aspects and door leading to garden.

## Study/Bedroom five

UPVC double glazed windows to front and side aspects, two single panel radiators, wood flooring.

## Downstairs WC

Consisting of low-level flush WC, wash hand basin with chrome mixer tap, decorative tiled flooring, tiled walls, extractor fan.

## Stairs to 1st floor landing

Obscure UPVC double glazed window to side aspect.

## Bedroom two

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

## Bedroom three

UPVC double glazed window to rear aspect, single panel radiator, storage cupboard housing mega flow system.

## Bedroom four

UPVC double glazed window to front aspect, double panel radiator.

## Bathroom

Modern four piece suite consisting tiled cubicle with thermostatic shower and hand attachment, panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed windows to side and rear aspects, coved ceiling.

## Stairs to 2nd floor

UPVC double glazed window to side aspect, single panel radiator.

## Main bedroom

UPVC double glazed window to rear aspect, built in wardrobes with further eaves storage, double panel radiator.

## Ensuite showering

Consisting of tiled walk-in cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

## Rear garden approximately 120ft

Sheltered seating area with paved patio and footpath leading to rear, lawn section with mature shrubs and flower beds bordering, garden shed and access to secret garden with fitted bar area and storage shed.

## Large studio rooms

Power and lighting.

## Front

Driveway providing off street parking.

## Detached garage/studio

Power & lighting.

## 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.

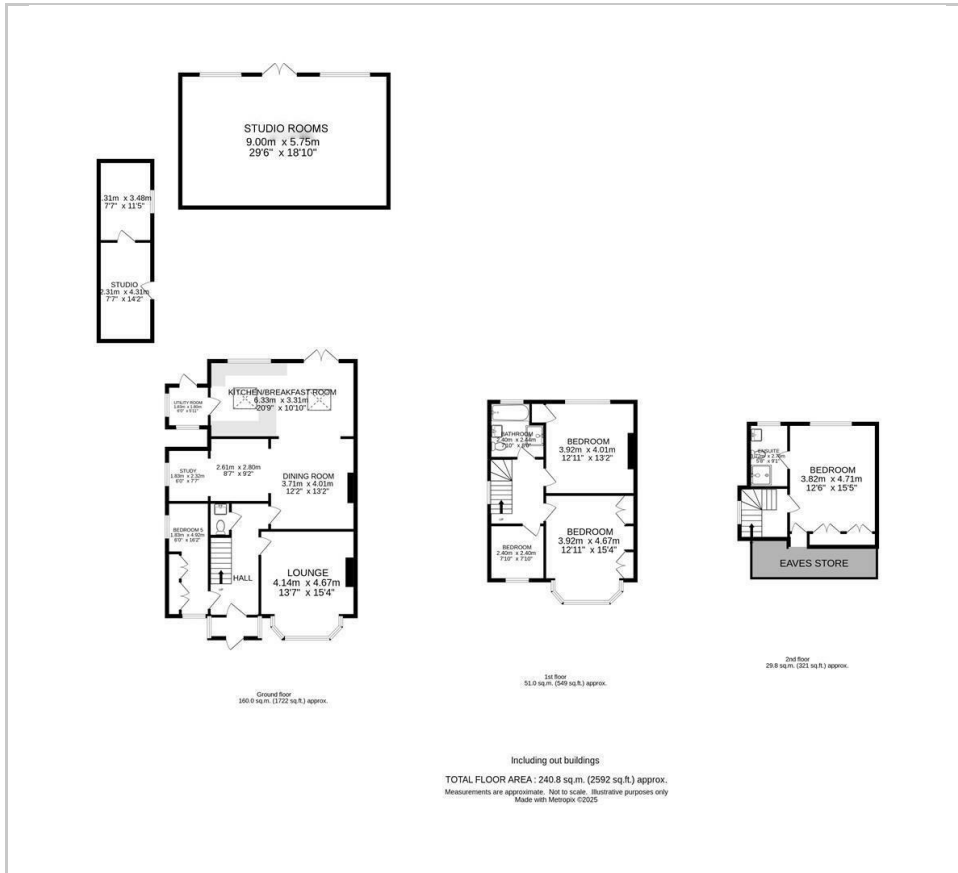








## Floor Plan



## Additional Information

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	82

## 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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