

60 Hendfield Court, 22 Beddington Gardens, Wallington, SM6 0JQ



Offers over £275,000

Cromwells
ESTATE AGENTS



22 Beddington Gardens

Wallington, SM6 0JQ

Welcome to Hendfield Court, a delightful top floor apartment located in the heart of Wallington, Beddington Gardens. This spacious two-bedroom residence, measuring an impressive 852 square feet, is perfect for first-time buyers, those looking to downsize, or savvy investors.

As you enter the apartment, you are greeted by a generous hall that offers ample storage, leading you to a large reception room adorned with dual aspect windows, allowing natural light to flood the space. The well-appointed kitchen is ideal for culinary enthusiasts, while the modern bathroom, complete with a separate WC, adds to the convenience of this lovely home.

One of the standout features of this property is the private balcony, which boasts stunning views across London, providing a perfect spot to unwind after a long day. The apartment is equipped with a security phone entry system and double glazing, ensuring both safety and comfort.

Outside, residents can enjoy well-maintained communal grounds, along with the added benefit of a garage en-bloc and visitors parking. The location is superb, with Wallington town centre and train station just a short distance away, providing easy access to a variety of shops, amenities, and transport links.

This chain-free property is a rare find and a viewing is highly recommended to fully appreciate the size and space it has to offer. Don't miss the opportunity to make this charming apartment your new home.

Accommodation

Security phone entry system, door into Communal Hallway. Lifts and stairs to top floor (7th floor) and property entrance.

Hallway

Three built in storage cupboards, (one housing water tank, one with space for tumble dryer), security phone entry system, modern electric storage heater, laminate flooring.

Living Dining Room

Modern electric heater, fitted carpet, double glazed window to side and rear aspect, door to private balcony with electric canopy/blind and panoramic views across London.

Private Balcony

Kitchen

Range of fitted kitchen units and drawers,





laminite worktop, inset stainless steel sink with chrome mixer tap, space for cooker washing machine and fridge freezer, tiled splashback, laminate flooring, double glazed window to rear aspect, serving hatch.

Bedroom One

Built-in wardrobe, fitted carpet, modern electric storage heater, double glazed full length window to side aspect



Bedroom Two

Modern electric heater, built in cupboard, fitted carpet, double glazed window to side aspect.

Bathroom

Shower cubicle with sliding door, electric 'Triton' shower, vanity wash hand basin with brushed gold mixer tap and storage below, tiled walls, laminate flooring, heated towel rail, extractor fan.



Separate WC

Enclosed WC, tiled walls, laminate flooring.

Outside

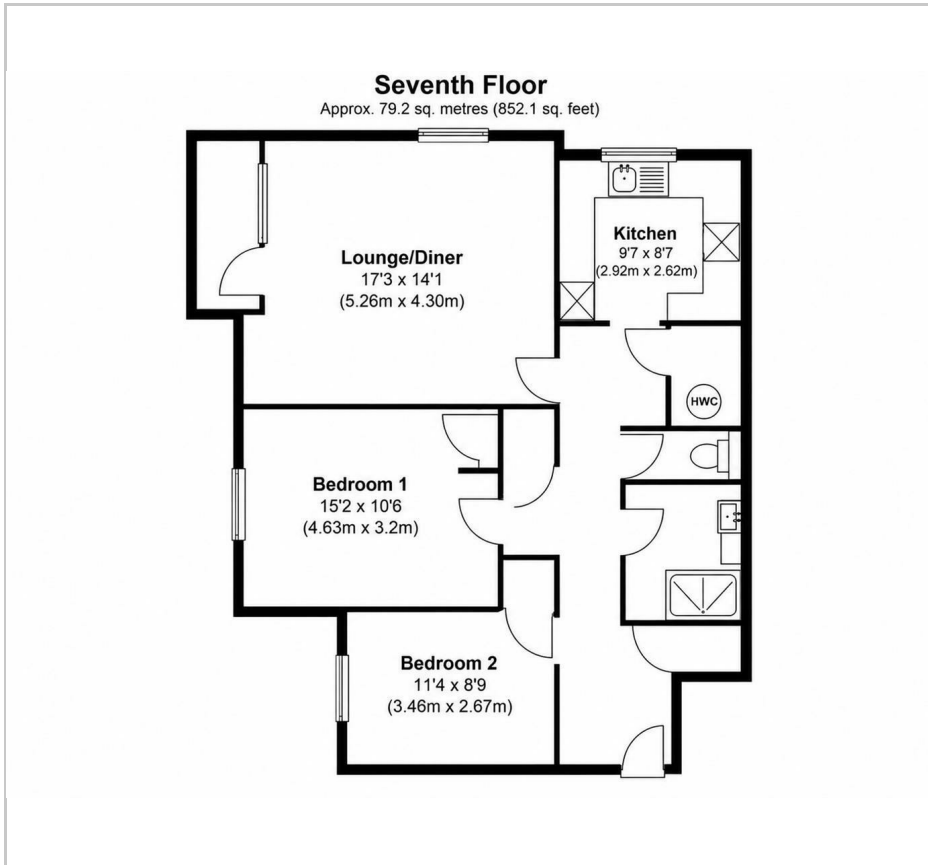
Garage en-bloc

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 here 4 years - both buying with partners now and selling no chain.
 Heating - modern electric heaters installed approx 3yrs old.
 Flooring changed kitchen/bathroom and hallway last year
 General redecoration
 Bath and toilet retiled
 Garage en bloc and visitors spaces
 Lift in block
 Residents very helpful and friendly
 Happy to leave wardrobes if desired

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		44	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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