







103 London Road, Wallington, SM6 7DB

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Offers in excess of £475,000

Cromwells
ESTATE AGENTS

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Wallington, SM6 7DB

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Cromwells Wallington are delighted to offer this CHAIN FREE popular style three bedroom semi detached family home. The property offers excellent scope to improve and extend s.t.p.p
The property benefits from a large frontage, spacious reception rooms, a detached garage, off street parking and is located close to a wealth of sought after schools, shops and good transport links.













Accommodation

Covered entrance
Obscure composite double glazed front door to..

Spacious entrance hall
Would laminate flooring , double panel radiator , understairs storage cupboard, wall mounted thermostat , plate rack.

Lounge
Double glazed bay window to front aspect , double panel radiator, coved ceiling.

Dining room
Double glazed sliding door to rear garden, double panel radiator, picture rail, gas fireplace.

Kitchen
Range fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome taps , space for cooker, space and plumbing for washing machine and tumble dryer , double glazed window to rear aspect and door leading to side.

Downstairs, WC













Consisting of low-level flush WC and wash hand basin with chrome taps, feature porthole window at front.

Stairs to first floor landing
Obscure double glazed window to side aspect, single panel radiator, loft access, picture rail.

Bedroom one
Double glazed bay window to front aspect, double panel radiator.

Bedroom two
Double glazed window to rear aspect , double panel radiator, picture rail, coved ceiling , built-in wardrobe.

Bedroom three
Double glazed window to front aspect, single panel radiator.

Bathroom
Consisting of thermostatic power shower with floor drainer, wash hand basin with chrome mixer tap , heated chrome towel rail, cupboard housing boiler and hot water tank, tiled walls, obscure double glazed window to rear aspect .

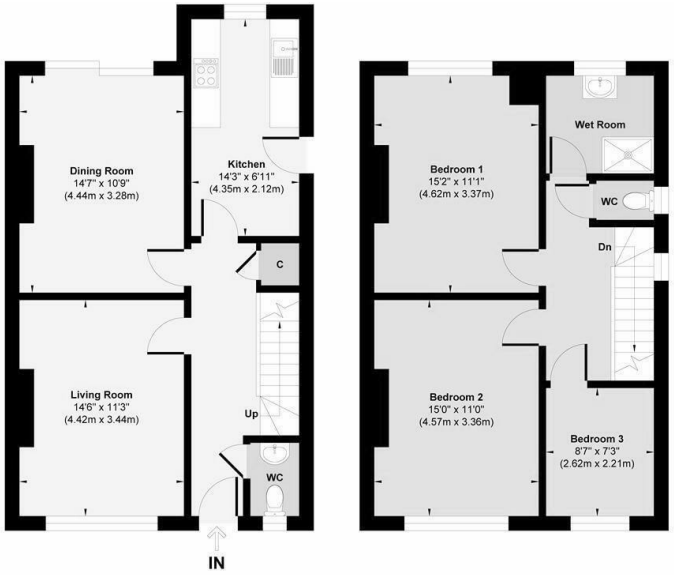
Separate WC
Consisting of low-level flush WC and obscure double glazed window to side aspect.

Rear Garden (South facing)
Hard-standing seating area leading to lawn section, garden shed, greenhouse, fence enclosed, outside tap, gated side access and door leading to garage

Detached garage
Up/over door with paved driveway at front providing further off street parking.

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

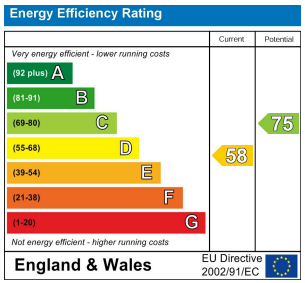
Floor Plan



Ground Floor
Approximate Floor Area
583 sq.ft
(54.18 sq.m)

First Floor
Approximate Floor Area
556 sq.ft
(51.63 sq.m)

Approx. Gross Internal Floor Area 1139 sq. ft / 105.81 sq. m



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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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