



51 Sunkist Way, Wallington, Surrey, SM6 9LQ



Offers over £450,000

**Cromwells**  
ESTATE AGENTS



## 51 Sunkist Way

Wallington, SM6 9LQ

Offers over £450,000

Cromwells Wallington are pleased to offer this well presented three bedroom end of terrace home, situated in a desirable modern development in South Wallington. The property offers a large open plan living dining room, a spacious contemporary kitchen, and three well proportioned bedrooms. Outside the property there is a beautifully maintained wraparound garden, a garage en bloc and two allocated parking spaces..

There are good transport links nearby, with local bus routes nearby and Wallington and Purley mainline train station giving easy access to London and Gatwick. Local parks, shops and amenities are also within easy walking distance.

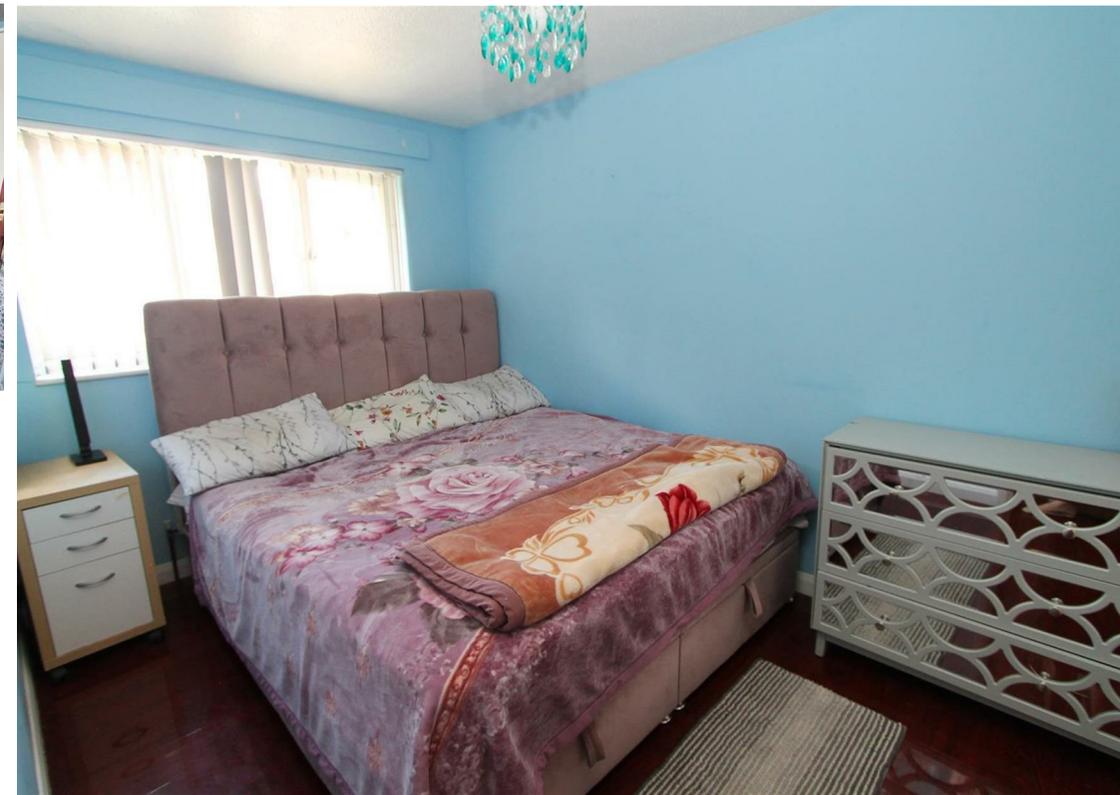
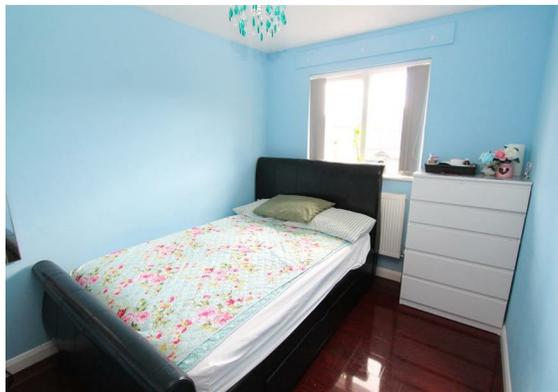
### Accommodation

Double glazed entrance porch, part glazed front door, leading into

Entrance Hall  
Radiator, laminate flooring.

Kitchen  
Range of modern white gloss kitchen units and drawers, laminate work surface, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with chrome extractor hood above, space for fridge, freezer and washing machine, tiled splash back, tiled floor, wall mounted boiler, double glazed window to front aspect.

Open plan Living Dining Room  
Radiator, laminate flooring, large under stairs storage cupboard, double glazed window and French doors leading out to garden.





Stairs to 1st floor, hallway, loft access, laminate flooring, built in cupboard with space and plumbing for tumble dryer.

#### Bathroom

Three-piece suite comprising of bath with chrome mixer tap and shower head attachment, vanity wash hand basin with storage below, WC, heated chrome towel rail, tiled walls, tiled floor, double glazed obscure window to front aspect.

#### Bedroom One

Radiator, laminate flooring, double glazed window to front aspect

#### Bedroom Two

Radiator, laminate flooring, double glazed window to rear aspect

#### Bedroom Three

Radiator, laminate flooring, double glazed window to rear aspect .

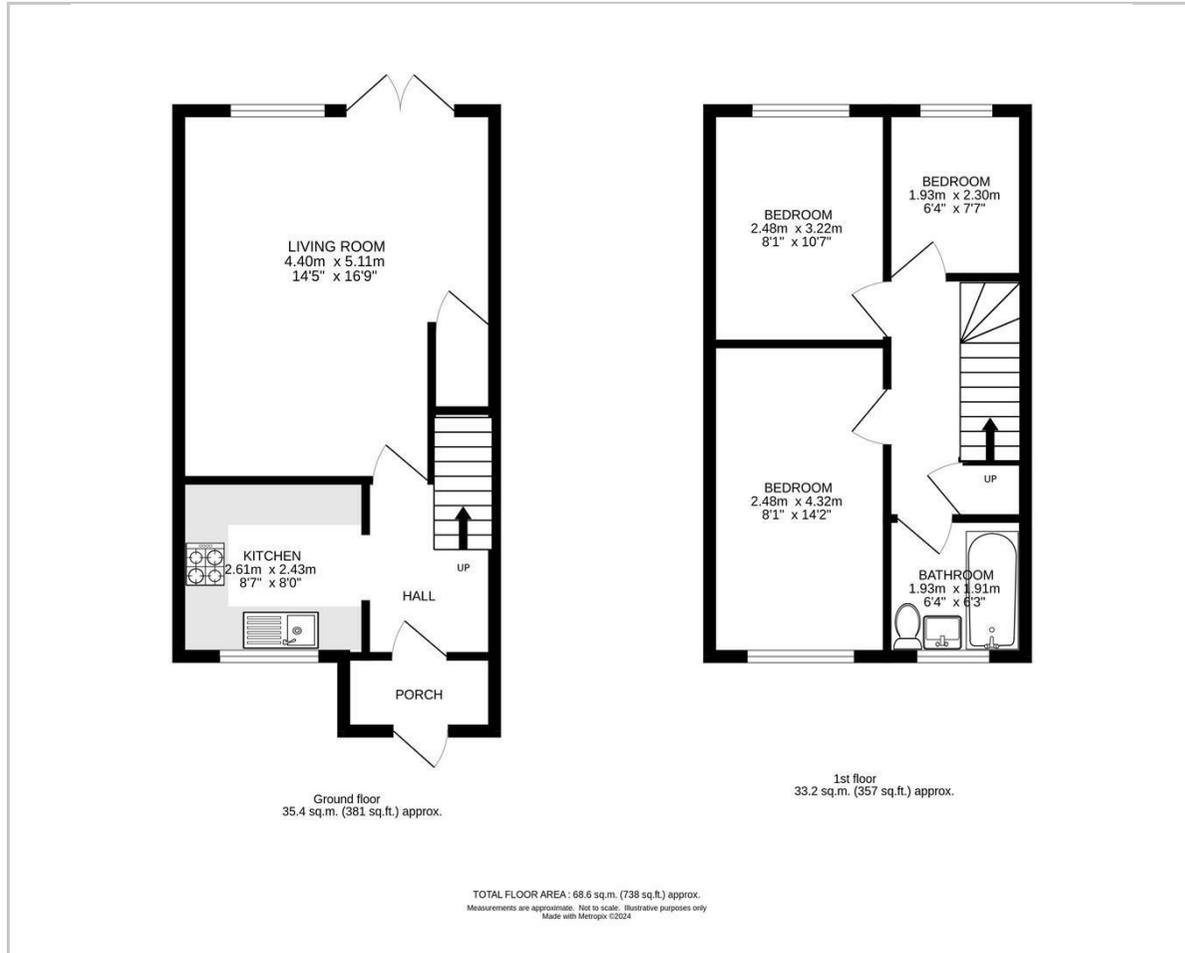
#### Outside

Wraparound garden with two lawn sections, large decking area, side access, fence enclosed.

Garage en-bloc and two allocated parking spaces.



## Floor Plan



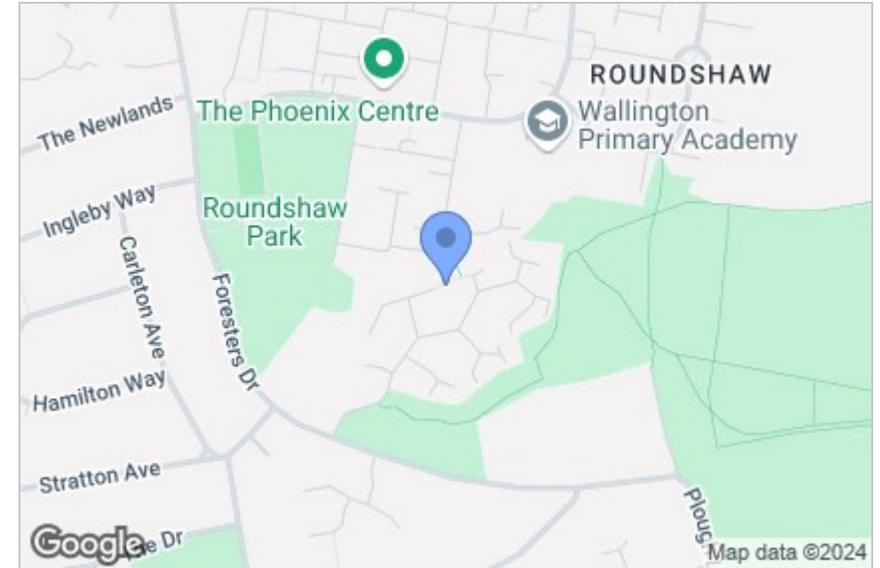
## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	