



78 Sandy Lane South, Wallington, Surrey, SM6 9RQ



Offers over £685,000

**Cromwells**  
ESTATE AGENTS



# 78 Sandy Lane South, Wallington, SM6 9RQ

Cromwells Wallington are delighted to offer this charming four bedroom semi detached family home. This well presented family house offers spacious living accommodation including, a large entrance hall, two spacious reception rooms and a 24ft fitted kitchen with utility area and WC. Upstairs there are four good size bedrooms (three being doubles) and a modern bathroom. The beautiful rear garden has been landscaped by the current owners and at the front there is off street parking for two cars.

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 front door to..

## Entrance vestibule

UPVC double glazed window to front aspect, single panel radiator, Karndean flooring, glazed double wooden doors to..

## Spacious entrance hall

Double panel radiator, wall mounted digital thermostat, large under stairs storage cupboard.

## Lounge

UPVC double glazed full length windows and door leading to rear aspect, double panel radiator, feature cast iron fireplace, picture rail, coved ceiling and ceiling rose.

## Dining room

UPVC double glazed bay window to front aspect, single panel radiator, feature cast iron fireplace (electric), Amtico flooring.

## Kitchen

Range fitted wooden wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, space for cooker with extractor fan above, space for tall standing fridge/freezer, integrated dishwasher, washing machine and tumble dryer, Karndean flooring, double panel radiator, UPVC double glazed windows to side and rear aspects and door leading to garden.

## Downstairs WC

Consisting of low-level push button flush WC, wash handbasin with chrome mixer tap and storage cupboard below, single panel radiator, Karndean flooring, obscure UPVC double glazed window to rear aspect.

## Stairs to 1st floor landing

UPVC double glazed stained glass window to side aspect, loft access with pulldown ladder, large storage cupboard.

## Bedroom one

UPVC double glazed windows and door to front private balcony, double panel radiator, fitted wardrobes, coved ceiling.

## Bedroom two

UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobes and dressing/desk area, coved ceiling.

## Bedroom three

UPVC double glazed window to rear aspect, double panel radiator, coved ceiling.

## Bedroom four

UPVC double glazed window to front aspect, single panel radiator, coved ceiling.

## Bathroom

Modern three-piece suite comprising panel enclosed bath with chrome taps and thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level pushbutton flush WC, heated chrome towel rail, wood effect flooring, obscure UPVC double glazed windows to side aspect.

## Rear garden - approximately 65ft

Large paved patio area with footpath leading to rear, lawn section with well stocked flowerbeds bordering with an abundance of

plants trees and wisteria, outside tap, garden shed, fence enclosed, gated side access.

## Front

Block paved driveway providing off street parking for two vehicles with raised flowerbeds and brick wall border.

**LOUNGE 13' 0" x 12' 8" (3.96m x 3.86m)**

**DINING ROOM 15' 5" x 13' 5" (4.7m x 4.09m)**

**KITCHEN 24' 1" x 8' 10" (7.34m x 2.69m)**

**UTILITY AREA/WC**

**STAIRS TO FIRST FLOOR**

**LANDING**

**BEDROOM 1 13' 1" x 12' 6" (3.99m x 3.81m)**

**BEDROOM 2 13' 1" x 12' 6" (3.99m x 3.81m)**

**BEDROOM 3 10' 0" x 8' 10" (3.05m x 2.69m)**

**BEDROOM 4 8' 0" x 7' 10" (2.44m x 2.39m)**

**BATHROOM**

**LANDSCAPED REAR GARDEN**

**OFF STREET PARKING**

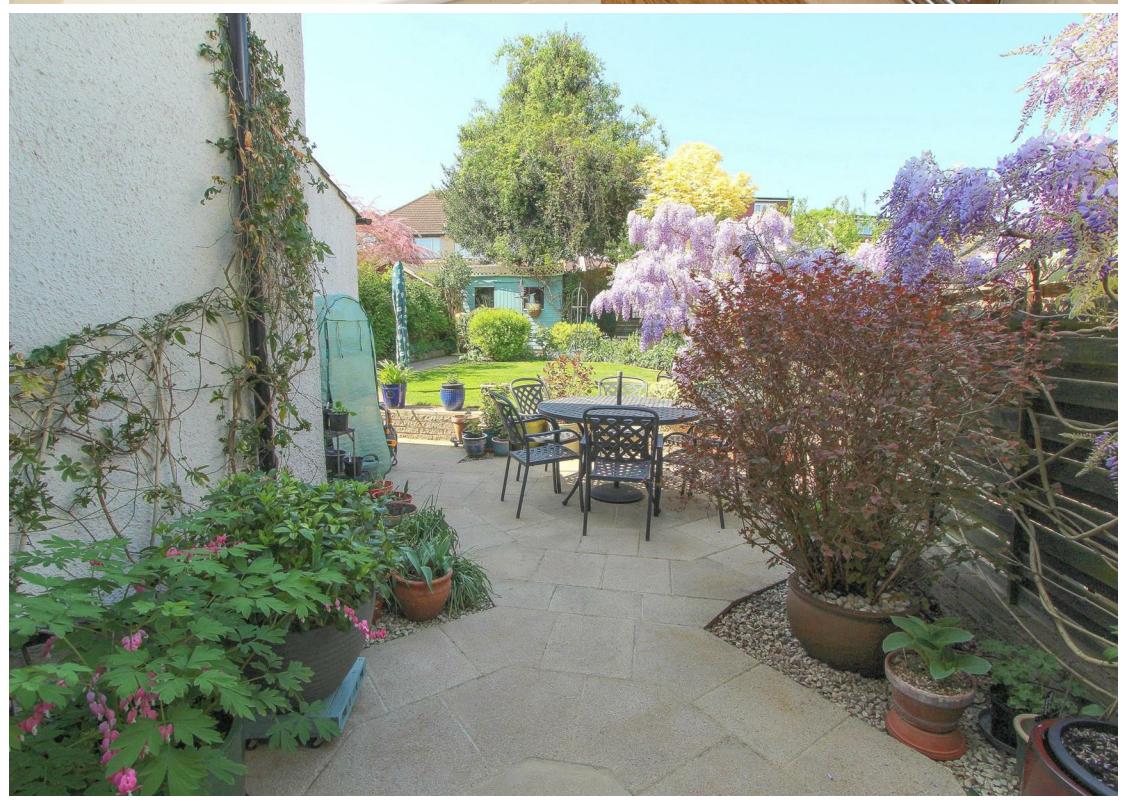
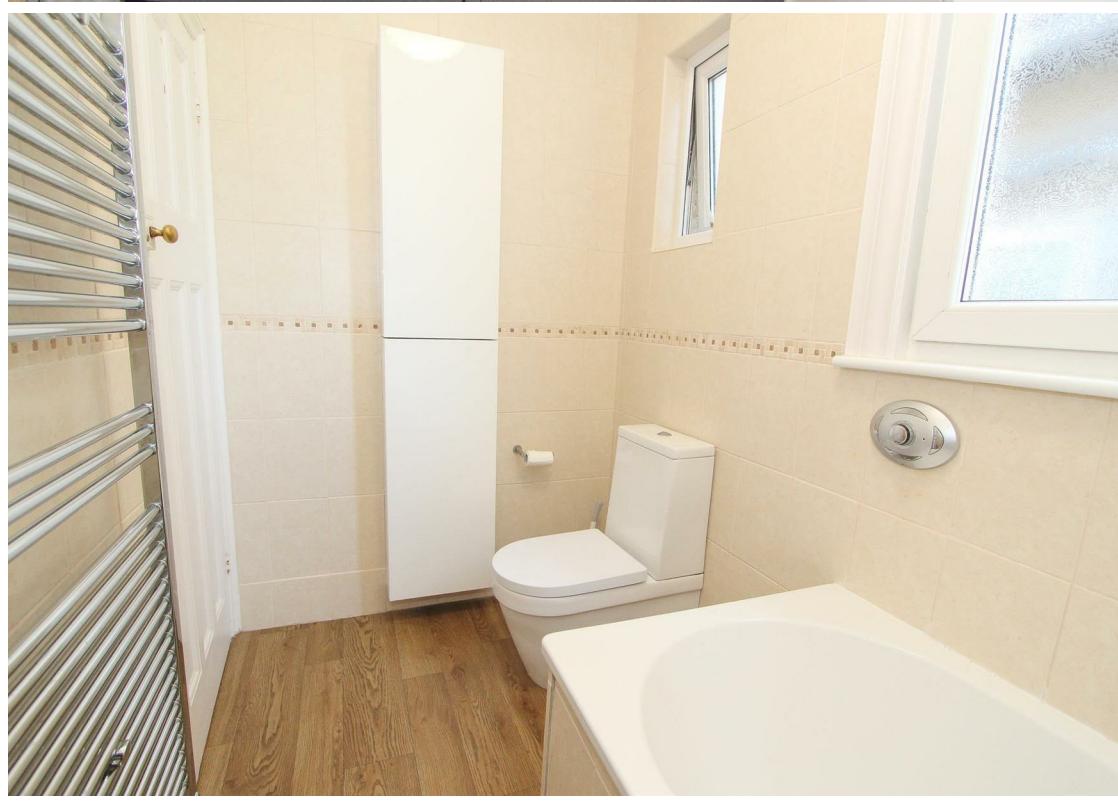
## BUYER'S INFORMATION

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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

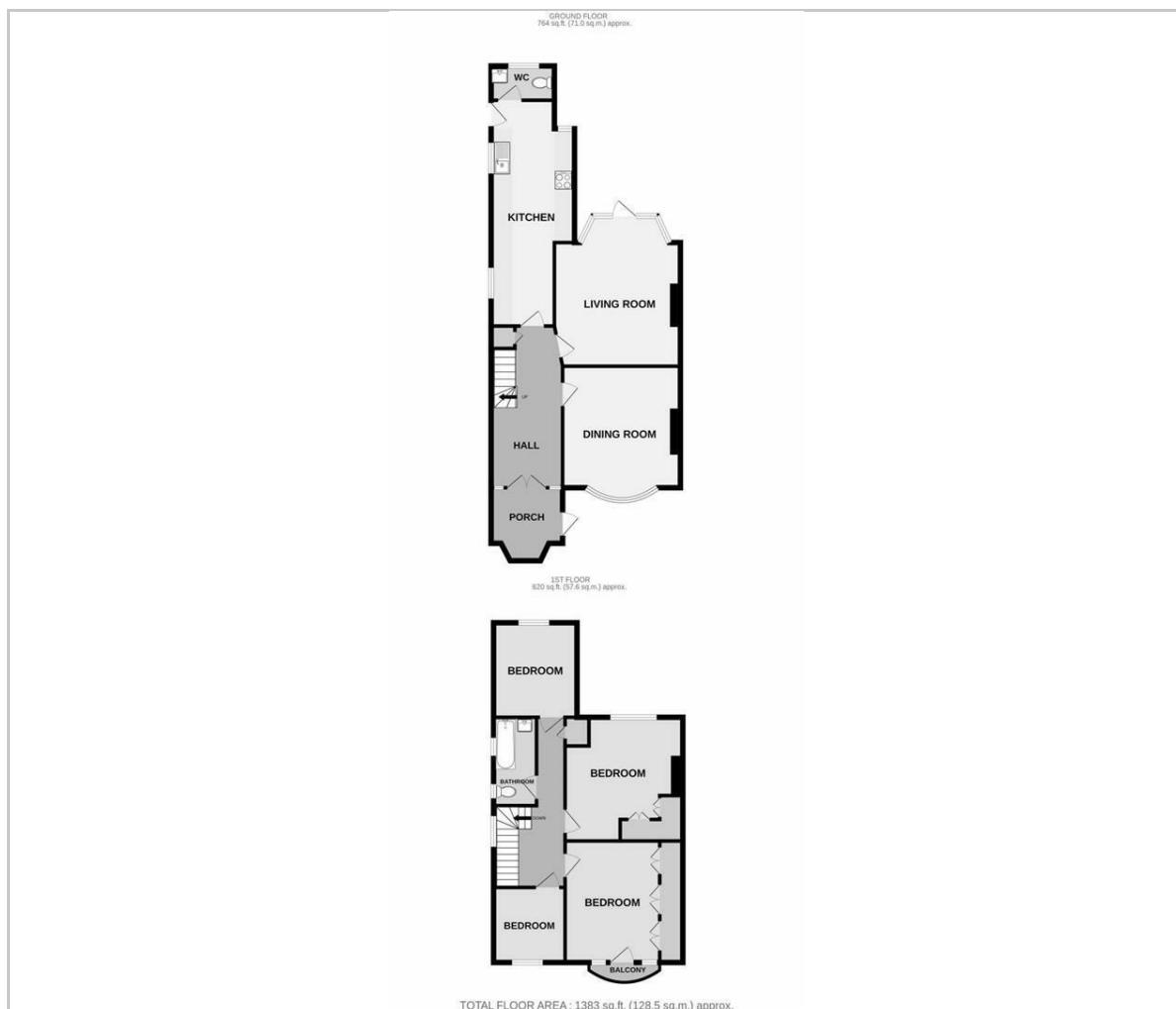








## Floor Plan

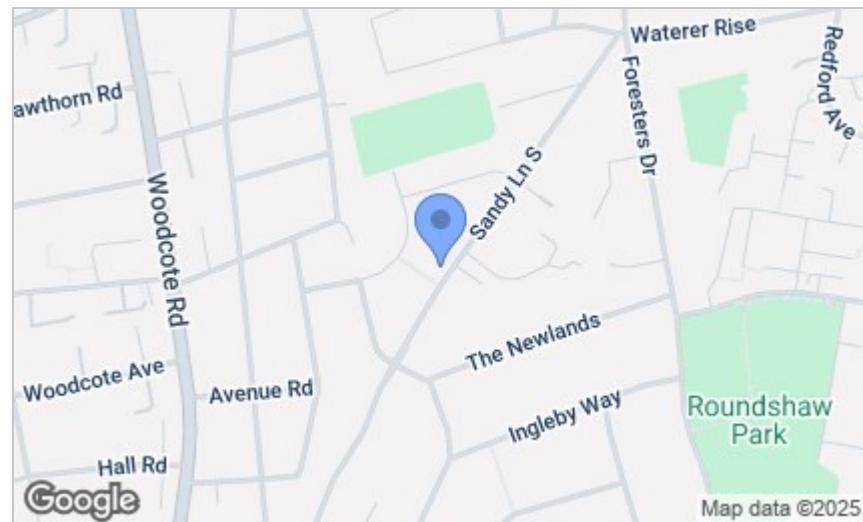


## Viewing

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 firms 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

