







188 Demesne Road, Wallington, SM6 8EN

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Offers in excess of £800,000

Cromwells ESTATE AGENTS

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Overview

Cromwells Wallington are delighted to offer this impressive semi-detached extended family home which has been finished to a high specification throughout, offering a perfect blend of modern features and spacious comfort. With a generous 1,701 square feet of living space, this property is ideal for families seeking both room to grow and convenience.

The home boasts two well-appointed reception rooms, providing ample space for relaxation and entertaining. The modern open-plan kitchen diner is a standout feature, designed to cater to contemporary lifestyles while ensuring a warm and inviting atmosphere. Additionally, a separate lounge offers a quiet retreat for those seeking a moment of peace.

This property comprises five spacious bedrooms, ensuring that everyone has their own personal space. The two bathrooms, including a convenient downstairs shower room, are thoughtfully designed to accommodate the needs of a busy household. A utility room adds to the practicality of the home, making laundry and storage effortless.

Outside, the property benefits from ample off-street parking for up to three vehicles, a rare find in this sought-after area. The location is particularly appealing, being close to highly regarded schools, a variety of shops, and excellent transport links, making daily commutes and family outings a breeze.

In summary, this semi-detached house on Demesne Road is a fantastic opportunity for those looking for a spacious family home in a prime location. With its modern amenities and proximity to essential services, it is sure to attract interest from discerning buyers.

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Accommodation

Double glazed Entrance Porch

Entrance Hall
Understairs storage cupboard, radiator, tiled flooring.

Living Room
Media wall with built in shelving and electric fire, double glazed bay window with bespoke fitted shutters, radiator, tiled flooring.

Open plan Kitchen Diner and Family Room
Range of modern grey fitted kitchen units and drawers, glass splashback, calcutta gold Quartz worktop, inset composite sink with 'Quooker' tap, integrated 'Bosch' oven/grill, microwave/oven/grill, plate warmer, gas 5 ring hob and extractor fan, integrated dishwasher, space for American fridge freezer, breakfast bar, built in wine cabinet, 'Versace' tiled flooring, two modern vertical radiators; water softener, two sky lights, inbuilt speaker system, double glazed window and patio doors leading out to garden.

Bedroom Five/Study Room
Double glazed window to front aspect with bespoke fitted shutters, radiator, tiled flooring

Shower Room
Modern suite comprising shower cubicle with sliding doors, thermostatic shower, vanity wash hand basin with chrome mixer tap and storage below, WC, heated chrome towel rail, tiled walls and flooring, extractor fan, double glazed obscure window to side aspect

Utility Room
Space and plumbing for washing machine and tumble dryer with laminate worktop and fitted storage cupboards above, wall mounted 'Valliant' boiler, tiled flooring, double glazed patio door leading out to garden.

Stairs to 1st floor landing
Velux window, cupboard door with eaves storage, fitted carpet

Bedroom One
Range of built in wardrobes, cupboards and dressing table, radiator, double glazed bay window with bespoke fitted shutters, fitted carpet

Bedroom Two
Range of built in wardrobes, cupboards and dressing table, radiator, double glazed window to rear aspect with bespoke fitted shutters, fitted carpet

Bedroom Three
Two radiators, fitted carpet, built-in wardrobe, double glazed windows to front aspect with bespoke fitted shutters

Bedroom Four
Built-in wardrobe, radiator, fitted carpet, double glazed window to rear aspect with bespoke fitted shutters

Bathroom
Luxury three-piece suite comprising bath with shower screen, wall mounted thermostatic controls, rain showerhead and hand shower attachment, wall mounted vanity wash hand basin with chrome tap and storage below, WC, wall mounted fitted storage unit, heated chrome towel rail, tiled walls and flooring, shaver point, extractor fan, double glaze obscure window

Outside

Paved driveway with off street parking for up to three cars

Rear Garden
Large lawn area with shrubs and trees bordering, paved patio, garden shed, footpath, outdoor lighting and water tap, side access.

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
























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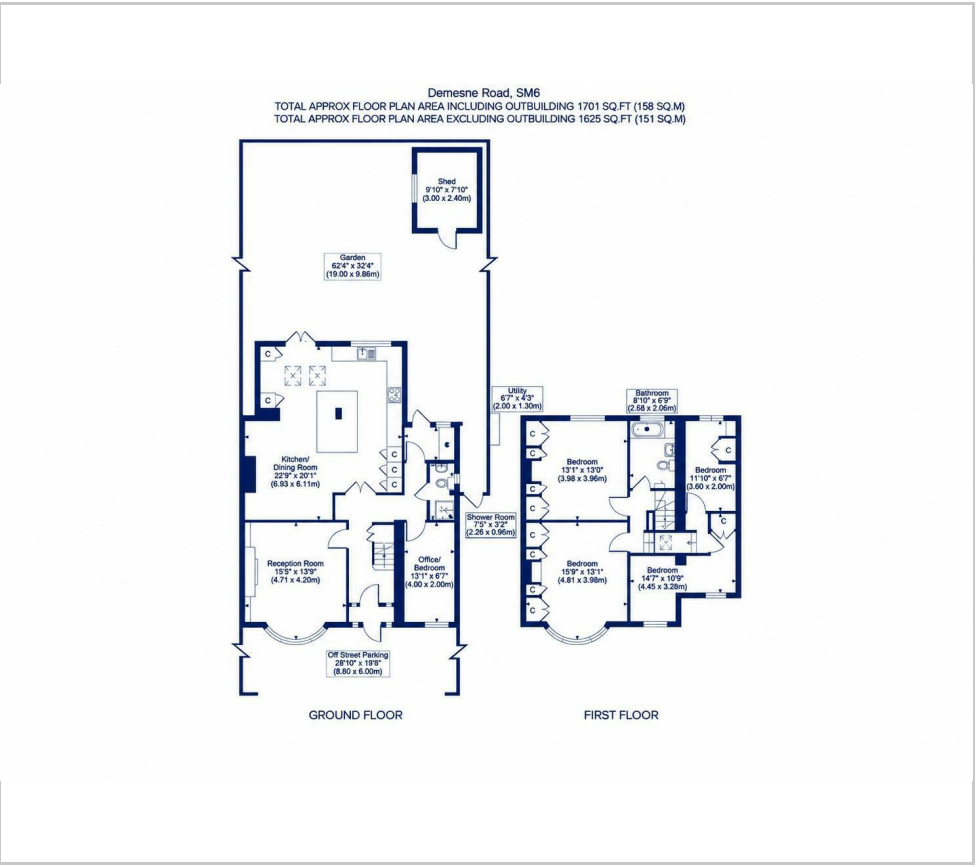

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Floor Plan



- Lived here 18 years - bought as a 3 bed semi detached and extended to the side/rear and up

-8 yrs ago side extension and up above garage - garage converted to Bedroom 5

- 2023 kitchen knocked through and done, media wall in lounge

- 2025 new carpets and banister in the hallway

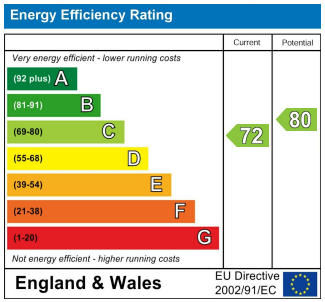
- Boiler - Valliant combi boiler in utility room, installed 8yrs ago when side extension was done, vendor has said it was serviced around 2yrs ago everything in order

- Electric - work done when extension done, smart meter installed

- Loft - boarded for storage with ladder

- Boundaries - responsible for right side and back

-Vendors upsizing - looking to find a property.



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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