



81 Demesne Road, Wallington, SM6 8EW



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Guide price £775,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this STUNNING five bedroom extended family home. The property offers a wealth of modern accommodation including a 25ft kitchen/diner/family room, a downstairs WC, study, and ample off street parking.

81 Demesne Road is ideally located for those looking to be close to local excellent grammar schools with Wallington High School for Girls, Wilsons Grammar School and Wallington County Grammar all within easy travelling distance. There are also good transport links, with local bus routes nearby and Wallington mainline train station giving easy access to London and Gatwick. Local parks and Wallington High Street are only a short walk away, with a wide range of shops, cafes and supermarkets available.

Accommodation

Obscure double glazed composite door to..

Entrance porch

Tiled flooring, obscure UPVC double glazed windows to front aspect, composite front door to..

Spacious entrance hall

Tiled flooring with underfloor heating, wall mounted alarm panel, under stairs storage cupboards.

Lounge

UPVC double glazed bay window to front aspect, fitted plantation shutters, tiled flooring with underfloor heating.

Open plan kitchen/diner/family room

Range of fitted gloss wall units with matching cupboards and drawers below, quartz worktops with inlaid ceramic sink and chrome mixer tap with hose attachment, inlaid gas hob with extractor fan above, integrated dishwasher, integrated oven/grill, space for American style fridge/freezer, island with breakfast bar, feature skylights and bi folding doors to rear aspect, media wall, tiled flooring with underfloor heating, wall mounted air conditioning unit.

Study

UPVC double glazed window to front aspect, fitted plantation shutters, space and plumbing for washing machine and tumble dryer.

Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, tiled flooring with underfloor heating, extractor fan.

Stairs to 1st floor landing

Fitted storage cupboard, single panel radiator.

Bedroom two

UPVC double glazed bay window to front aspect, fitted plantation shutters, modern radiator.

Bedroom three

UPVC double glazed window to rear aspect, fitted plantation shutters, double panel radiator.

Bedroom four

UPVC double glazed windows to front aspect, fitted plantation shutters, double panel radiator.

Bedroom five

UPVC double glazed window to rear aspect , fitted plantation shutters , single panel radiator .

Family Bathroom

Modern suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated towel rail, tiled flooring, tiled walls, shaver point, obscure UPVC double glazed window to rear aspect.

Stairs to 2nd floor

Main bedroom

UPVC double glazed window to rear aspect, fitted plantation shutters, double panel radiator, Velux window to front aspect, built-in storage cupboards with hanging rail.

Rear garden – Westley aspect

Approximately 70ft

Hardstanding seating area with steps leading to lawn section, further sheltered seating area, mainly lawn, fence enclosed, brick Bute storage shed.

Front

Block paved driveway providing ample off street parking and bin storage.

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

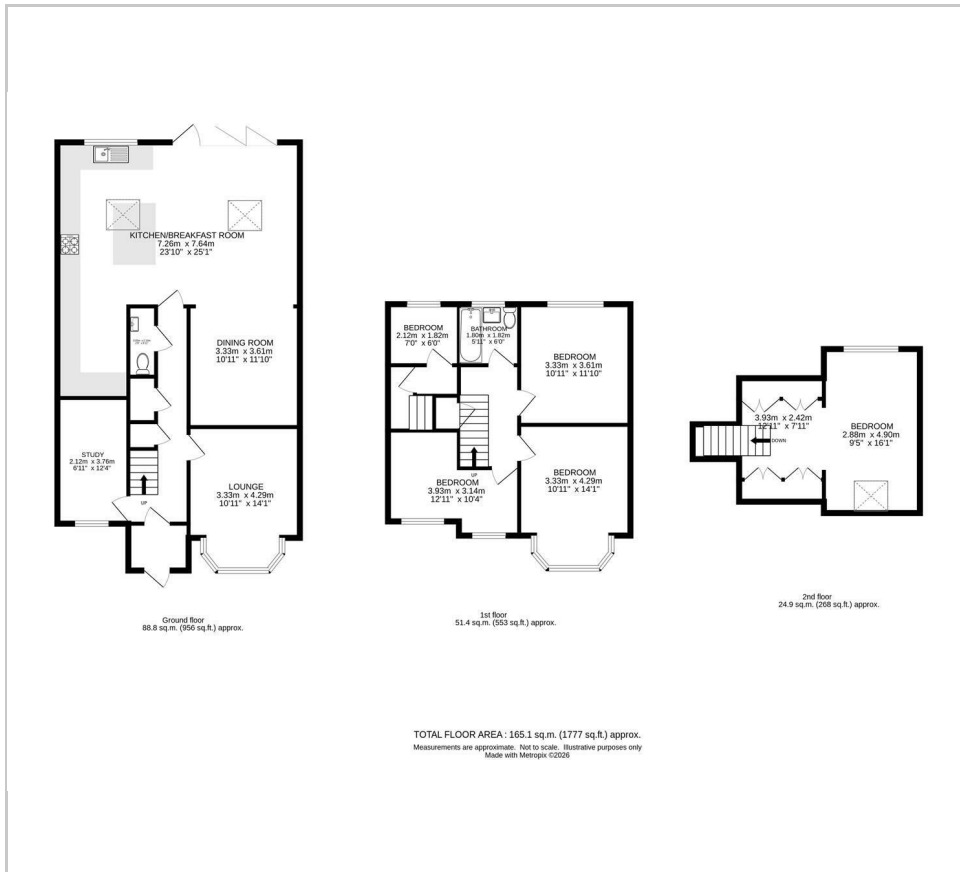








Floor Plan



Additional Information

Combi boiler - in the kitchen

Vendors bought as a 3 bed semi around 10/11 yrs ago and extended to the rear, converted garage at the side into another reception room and double storey to the side, plus loft converted.

Underfloor heating in rear kitchen /family room, lounge and hallway.

Quartz worktop in kitchen

Vendor downsizing

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	84
(55-68) D			
(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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