



13 Hackbridge Road, Wallington, SM6 7AY  
Guide price £563,500



WH WATSON HOMES  
Estate Agents

# 13 Hackbridge Road, Wallington, SM6 7AY

Cromwells Wallington are pleased to present this superbly presented three bedroom extended family home, situated in a popular residential road close to Hackbridge train station. The lovely property is full of character retaining many period features and is beautifully presented throughout. On the ground floor your will find an inviting and spacious open plan lounge diner, a downstairs WC and a bright and modern extended kitchen with plenty of storage. On the first floor there are three well proportioned bedrooms and a luxury family bathroom with shower cubicle and freestanding bathtub. Outside the property there is an impressive rear garden with a large lawn and decking area, plus a paved driveway at the front providing off street parking.

This wonderful home must be viewed to appreciate the size and space it has to offer. It is excellently located for transport links, with Hackbridge train station just a short walk away. Beddington Park and The Wandle trail offer local green space to enjoy, together with local shops and supermarkets close by.

## Accommodation

Sheltered entrance, front door into

### Entrance Hall

Radiator with cover, feature panelling, varnished floorboards, under stairs storage cupboard.

### Downstairs WC

With WC and wash hand basin.

### Open plan Living Dining Room

### Living Area

Feature cast-iron fireplace, double glazed bay window to front aspect, varnished floorboards, built-in storage cupboards, radiator.

### Dining Area

Radiators with covers, feature fireplace, varnished floorboards, double glazed French doors leading out to garden.

### Kitchen

Range of modern white fitted kitchen units and drawers, laminate worksurface, 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated 'Bosch' oven and gas hob with chrome extractor hood above, space for undercounter fridge and freezer, space for dishwasher and washing machine, radiators, cupboard housing 'Worcester' boiler, tiled splashback, double glazed window to side and front aspect, double glazed French doors leading out to garden.

Stairs to 1st floor landing, loft access.

### Bedroom One

Built-in wardrobes, feature cast-iron fireplace, radiator, double glazed bay window to front aspect, varnished floorboards.

### Bedroom Two

Feature Victorian style fireplace, radiator, double glazed window to rear aspect, varnished floorboards.

### Bedroom Three

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

### Bathroom

Bathroom suite comprising of freestanding roll top clawfoot bathtub with chrome mixer tap and hand shower attachment, pedestal wash hand basin with Victorian style chrome taps, WC, tiled shower cubicle, thermostatic shower with rain shower head and hand shower attachment, radiator, vinyl tiled flooring, double glazed obscure window to rear aspect.

### Outside

#### Front

Paved driveway with off street parking

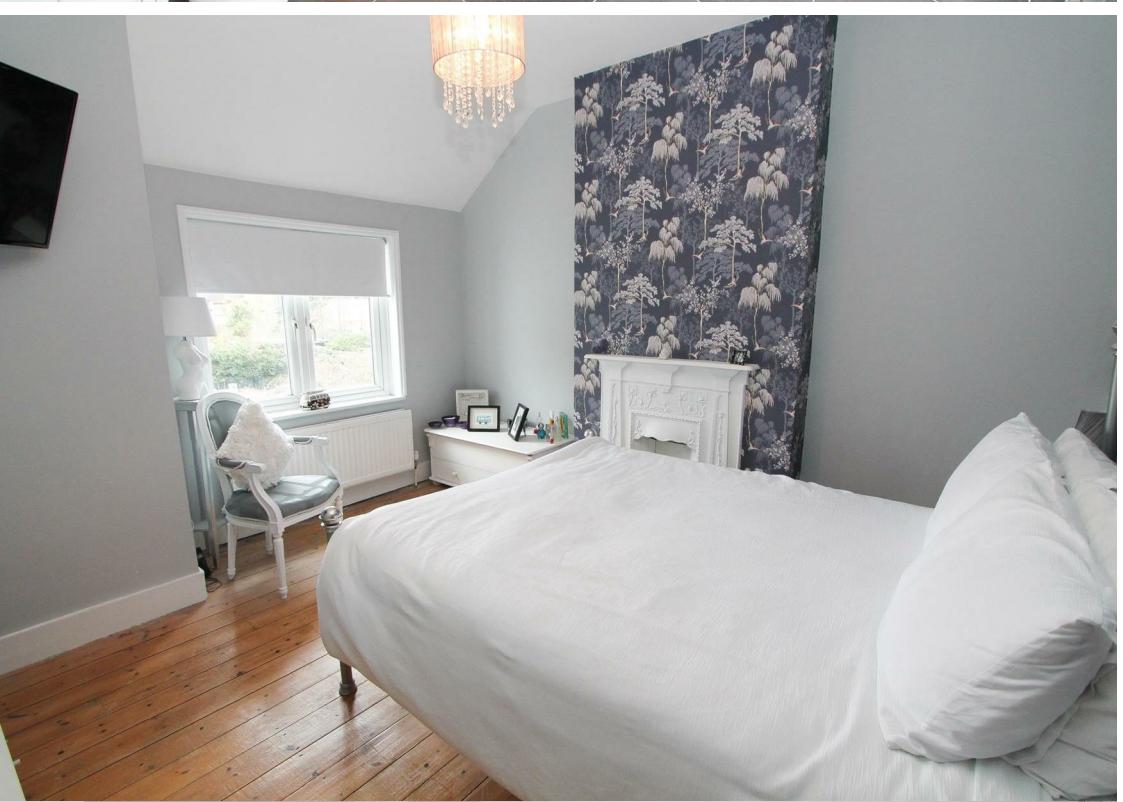
#### Rear Garden

Well maintained garden comprising of large lawn area, borders with mature shrubs and flowers, decking area, garden shed, side access.

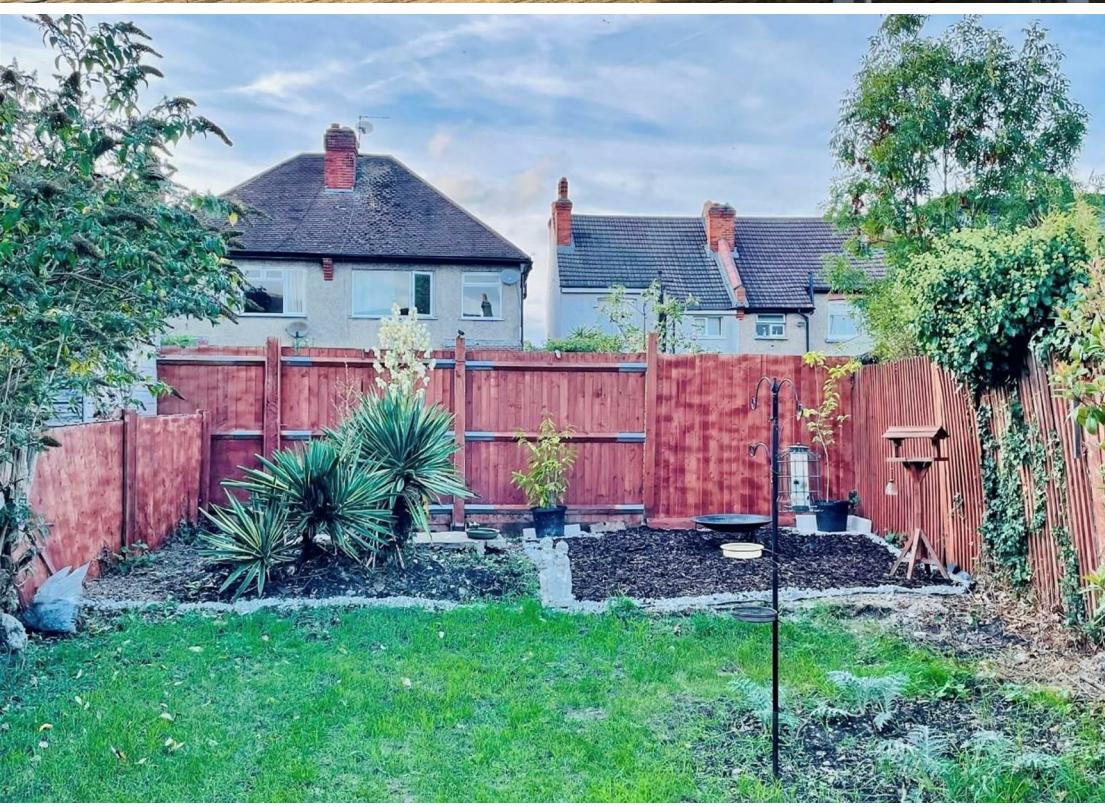
## BUYER'S INFORMATION

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

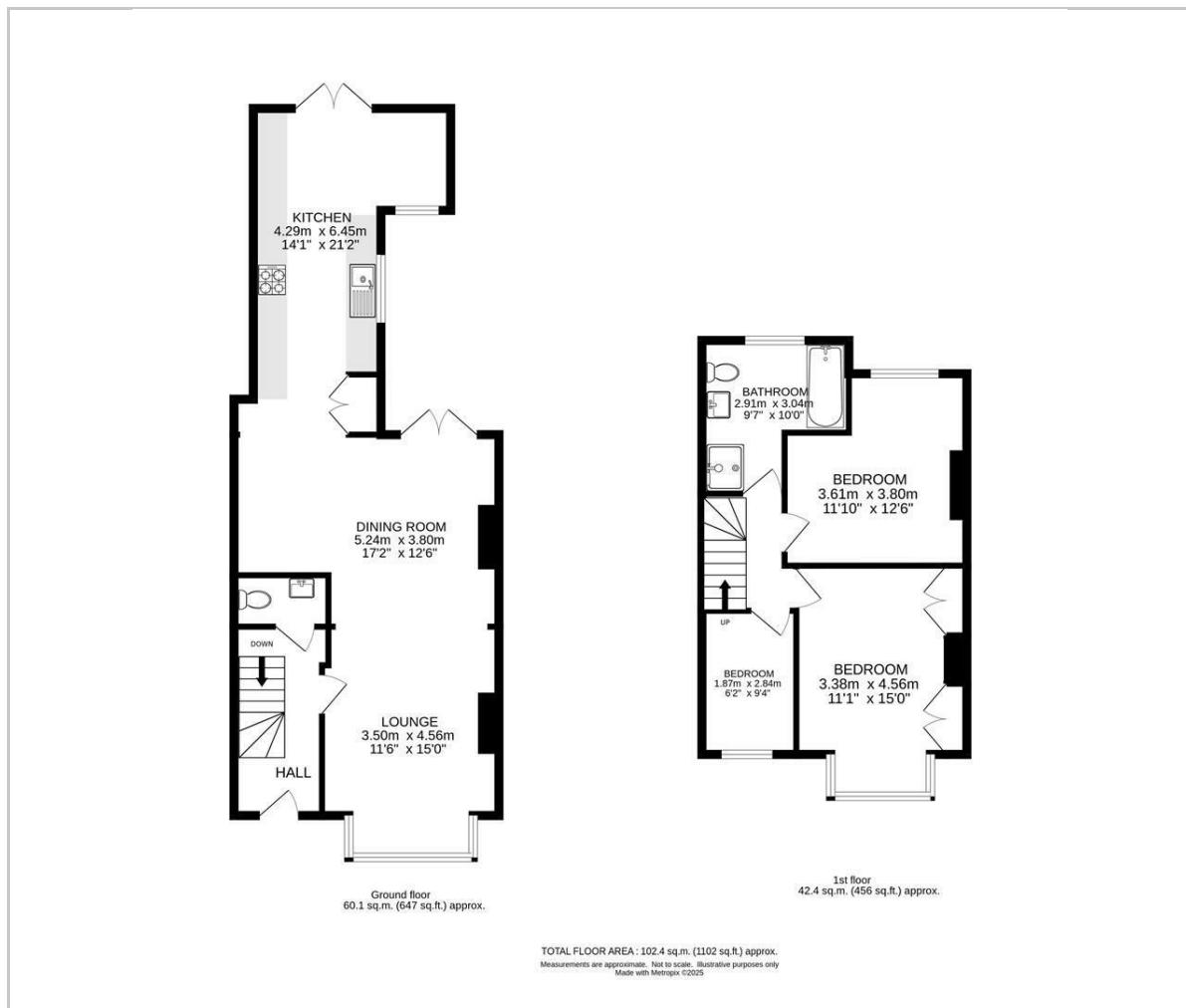




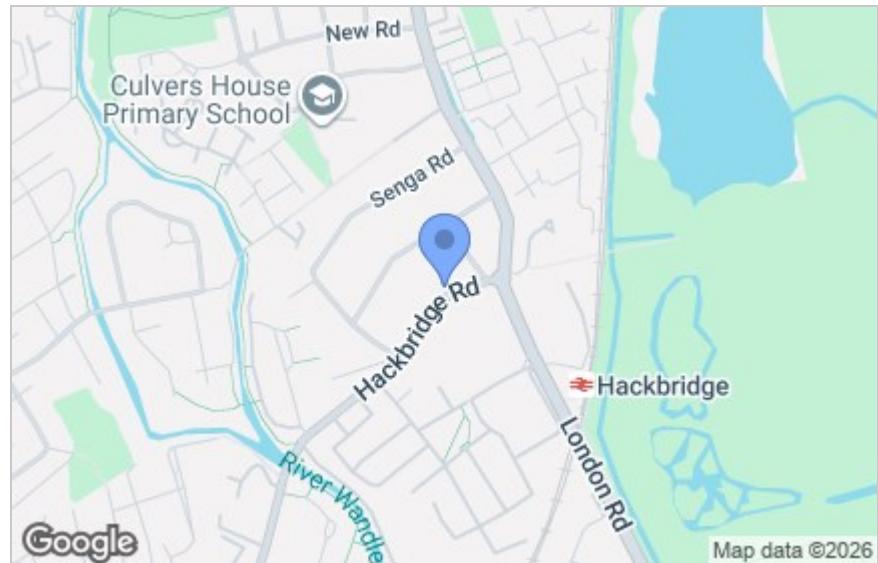




## Floor Plan

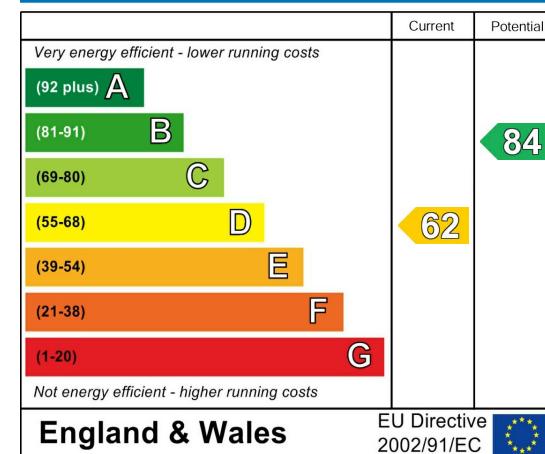


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



## 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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