







54 Bernard Road, Wallington, SM6 0TU

2 1 2 £395,000

Cromwells
ESTATE AGENTS

54 Bernard Road

Wallington, SM6 0TU

£395,000







Don't miss out on the opportunity to own this two bedroom end of terrace home, which is sold with the benefit of no onward chain. The property does require modernisation but offers two reception rooms, two good sized bedrooms, a kitchen, upstairs family bathroom and a rear garden.

Bernard Road is perfectly located for easy access to both Wallington and Carshalton High Street, with a wide variety of shops, cafes and amenities nearby. Both Beddington Park and The Grove are lovely green spaces which are within easy walking distance. This is a great purchase for those looking to be close to transport links, with Wallington mainline train station only an 10 minute walk away with it's great links into central London, plus local bus routes serving Sutton, Purley, Morden and Tooting.





















Accommodation

Entrance Hall
Radiator, under stairs storage cupboards

Living Room
Two radiators, double glazed windows to front aspect, feature fireplace

Dining Room
Built-in cupboards, radiator, double glazed patio door leading to garden

Kitchen
Range of fitted kitchen units and drawers, worktop, inset stainless steel sink with chrome taps, double glazed window to rear aspect

Stairs to 1st floor landing
Loft access

Bedroom One
Double glazed windows to front aspect, radiators, built-in wardrobes and storage, cupboard housing immersion heater

Bedroom Two
Double glazed window to rear aspect, built-in wardrobe, cupboard housing boiler, radiator

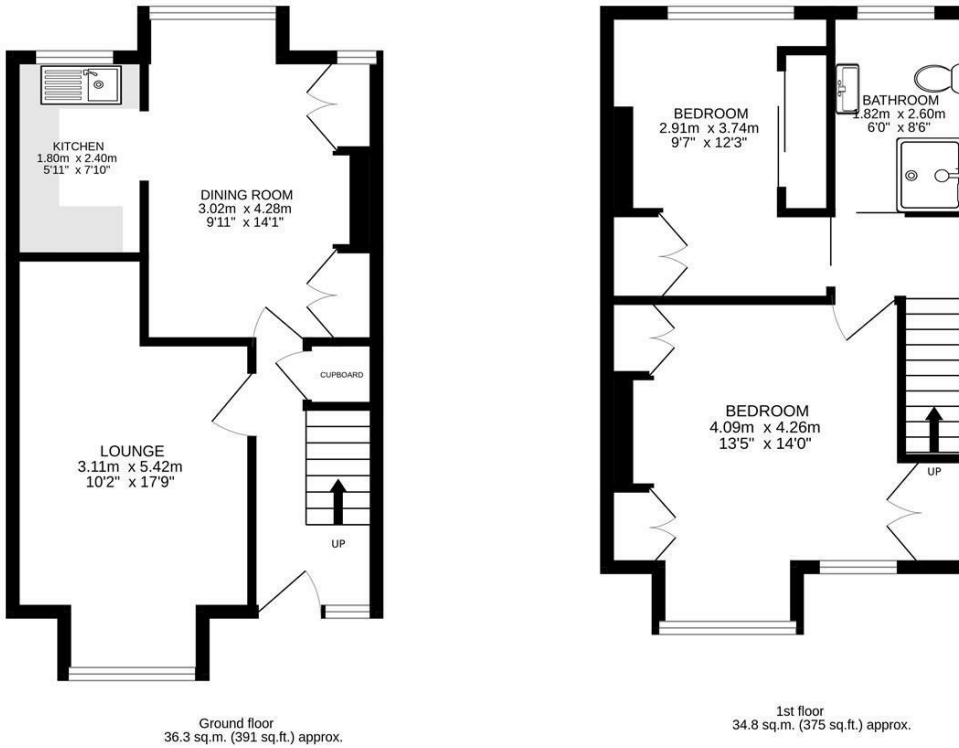
Bathroom
Three piece suite comprising shower cubicle with sliding door, vanity wash hand basin with chrome mixer tap and storage below, WC, heated chrome towel rail, tiled walls, extractor fan, laminate flooring.

Outside

Rear Garden
Shed, paved patio area, gate providing 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

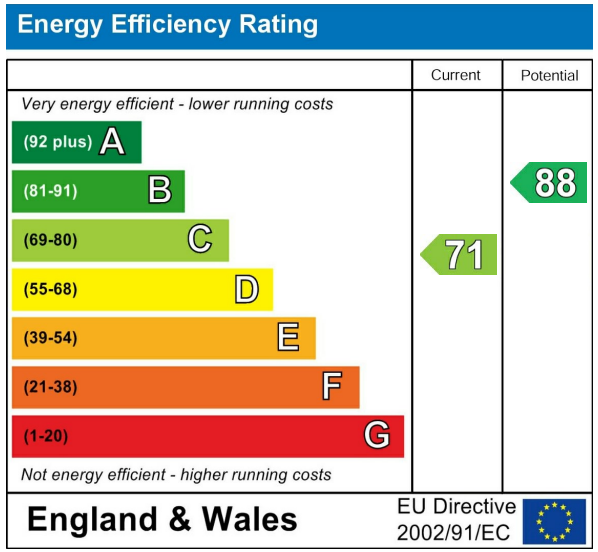
Floor Plan



Area Map



Energy Efficiency Graph



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.

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