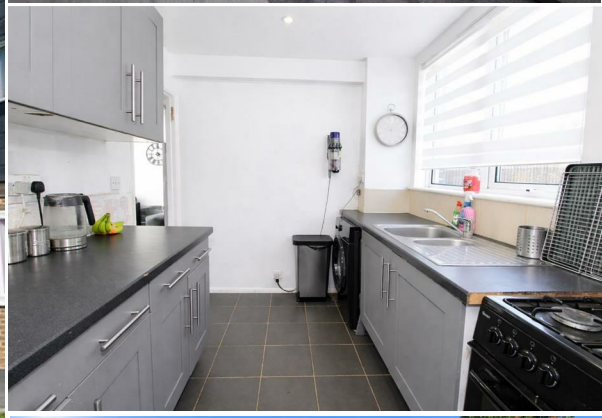








2 Furlong Close, Wallington, SM6 7HA

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Guide price £525,000

Cromwells
ESTATE AGENTS

2 Furlong Close

Wallington, SM6 7HA

Guide price £525,000

Cromwells Wallington are delighted to offer this three bedroom semi detached family home. The property benefits from a spacious lounge/diner, a modern bathroom, a large rear garden, ample off street parking and excellent scope to extend s.t.p.p

The property is well placed for Mitcham Junction and Hackbridge stations, offering direct services to London Blackfriars and St Pancras. Families will appreciate the proximity to Ofsted-rated ‘Good’ schools, including Culvers House and Hackbridge Primary.













Accommodation

Sheltered entrance

Obscure double glazed composite front door to..

Entrance hall
Wood flooring, double panel radiator, large storage cupboards, wall mounted digital thermostat.

Lounge/diner
UPVC double glazed window to front aspect and patio doors to rear, wood flooring, two single panel radiators, coved ceiling.

Kitchen
Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker, space for tall standing fridge/freezer, space and plumbing for washing machine, cupboard housing “Worcester” boiler, UPVC double glazed window to rear aspect and door to side.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, single panel radiator, obscure glazed window to side aspect.

Stairs to 1st floor landing
UPVC double glazed window to side aspect.

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













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

Bedroom three
UPVC double glazed window to side and rear aspects, coved ceiling, single panel radiator.

Bathroom
Modern three-piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, cupboard housing hot water tank, tiled flooring, part tiled walls, obscure UPVC double glazed windows to front and side aspects, extractor fan.

Rear garden
Large paved patio with decking section at side, mainly laid to lawn with mature shrubs bordering, log cabin with power and light, fence enclosed, outside tap, access to brick built storage area and carport.

Front
Block paved driveway providing off street parking for 3 - 4 vehicle vehicles.

ROOM MEASUREMENTS
Approximate measurments

RECEPTION ROOM 19 ' 4" x 12' 2" (5.89m x 3.71m)

KITCHEN 10' 11" x 7' 5" (3.33m x 2.26m)

UTILITY ROOM/STORAGE

LANDING

BEDROOM 1 12' 2" x 10' 2" (3.71m x 3.1m)

BEDROOM 2 12' 2" x 9' 1" (3.71m x 2.77m)

BEDROOM 3 10' 11" x 7' 5" (3.33m x 2.26m)

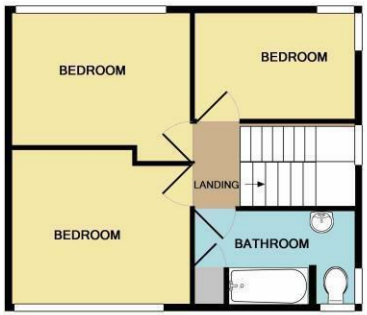
BATHROOM 10' 11" x 5' 11" (3.33m x 1.8m)

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

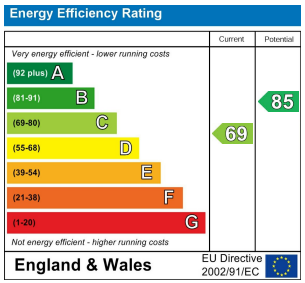
Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1086 SQ.FT. (100.9 SQ.M.)



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.

Additional Information

- Lived since 2018

- Boiler is in the kitchen, this is a conventional boiler with the water tank in the loft and an additional water tank / immersion heater in bathroom upstairs

- Summer house is 2 years old with electrics

- Boundary is left hand side. This fence was redone 3 years ago

- Although it's a private road, there are no maintenance charges

- House built 1974

- Vendor advised 24/7, garden room is 1ft dug into the foundations and concrete over

- also advised by vendor, the paving and decking area is 4x4 1 and 1/2 ft concreted 6 inches off ground and therefore less moisture / damp etc, and

- Underfloor heating in bathroom upstairs

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as

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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