



12 Blenheim Gardens, Wallington, Surrey, SM6 9PH



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Guide price £800,000

Cromwells  
ESTATE AGENTS



# 12 Blenheim Gardens, Wallington, SM6 9PH

\*NO ONWARD CHAIN\* Cromwells Wallington are delighted to offer this charming four bedroom period family home. The property benefits from a wealth of character features as well as benefitting from a modern kitchen/breakfast room, a further two spacious reception rooms, a sun room, a downstairs shower room, a cellar, a pretty rear garden and off street parking.

The property is ideally situated for those looking to be close to local grammar schools with Wallington Girls, Wallington County Grammar, Nonsuch, Sutton Grammar and Wilsons School all easily accessible. Local bus links are also close by serving Sutton, Morden, Wallington and Croydon, plus Wallington mainline train station with good links into Central London. Wallington High Street is only a short walk away with a large variety of shops, cafes, and supermarkets to choose from.

Accommodation  
Glazed wooden doors leading to..  
Entrance porch  
Decorative tiled step, feature stained glass wooden front door to..

Spacious entrance hall  
Decorative tiled flooring, old school style radiator, UPVC double glazed window to side aspect and obscure glazed windows at front, coved ceiling and ceiling rose with decorative mouldings, wall mounted thermostat, picture rail, stairs storage cupboard, access to CELLAR (excellent storage area).

Lounge  
Double glazed windows to front aspect, fitted plantation shutters, old school style radiators, feature cast iron fireplace with marble surround, amtico flooring, picture rail, ceiling rose.

Dining room  
UPVC double glazed patio doors to rear aspect, amtico flooring, old school style radiators, picture rail, decorative coved ceiling and ceiling rose, open plan to..

Kitchen/breakfast room  
Range of fitted wall units with matching cupboards and drawers below, mixture of wooden and quartz worktops with inlaid stainless steel sink and chrome mixer tap, inlaid induction hob with extractor fan above, integrated oven/grill, integrated washing machine and dishwasher, space for American style fridge/freezer, UPVC double glazed windows to side and rear aspects and door leading to..

Conservatory  
UPVC double glazed windows to side and rear aspects and double doors leading to garden, tiled flooring.

Downstairs shower room  
Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated chrome towel rail, amtico flooring, part tiled walls, obscure UPVC double glazed window to side aspect, extractor fan.

Stairs to 1st floor landing  
UPVC double glazed window to side aspect, picture rail, double panel radiator, loft access (Large loft area with Velux windows).

Main bedroom  
Double glazed windows to front aspect, double panel radiator, fitted wardrobes, feature cast iron fireplace with marble surround, picture rail, ceiling rose.

Bedroom two

UPVC double glazed window to rear aspect, double panel radiator, built in wardrobes, feature cast iron fireplace, picture rail, ceiling rose.

Bedroom three  
UPVC double glazed sash window to rear aspect, double panel radiator, picture rail, coved ceiling, door leading to..

Bedroom four  
UPVC double glazed window to rear aspect, double panel radiator, feature cast iron fireplace.

Study  
Double panel radiator.

Bathroom  
Spacious suite consisting of tiled cubicle with thermostatic shower, freestanding claw foot roll top bathtub with Victorian style chrome mixer tap and hand attachment, low level flush WC and bidet with chrome mixer tap, heated chrome towel rail, old school style radiator, decorative tiled flooring with underfloor heating, picture rail.

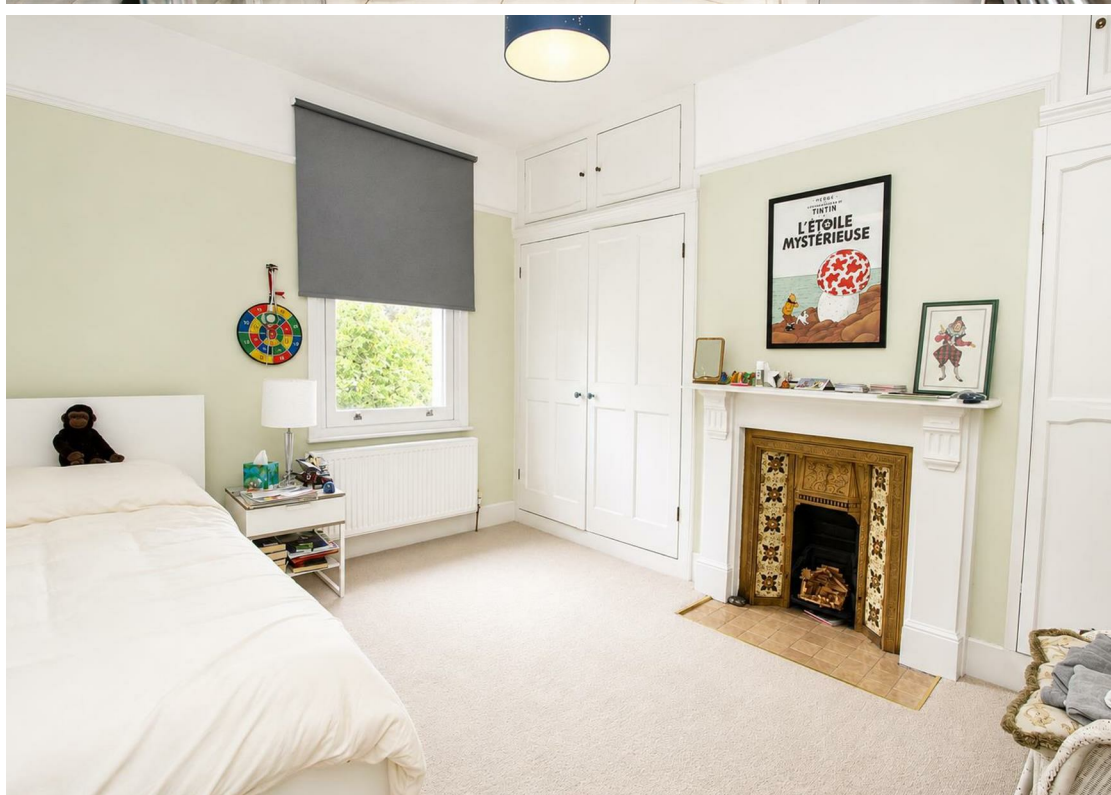
Rear garden – South Westerly aspect  
Approximately 80ft  
Large sandstone paved patio area and footpath to rear, mainly laid to lawn with shrubs and plants bordering, garden shed, fence enclosed, gated side access, outside tap.

Front  
Paved driveway providing off street parking.

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







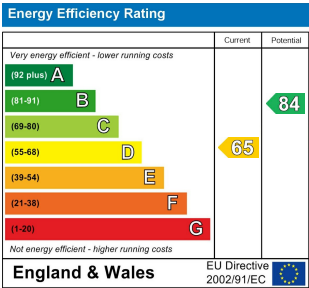


Floor Plan



Additional Information

- Lived 11 years, selling no chain.
- Right hand side boundary.
- Loft access with pull down ladder, the loft is boarded. Loft height is very high with 2 Velux windows.
- Roof renewed 2025.
- Re-done electrics.
- Opened up kitchen/ diner. Kitchen appliances are NEFF & BOSCH.
- Boiler is combi approx 11 years ago.
- Conservatory refurbished.
- Fireplaces throughout have been shut off, they were previously gas.
- South/ West facing back garden.



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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