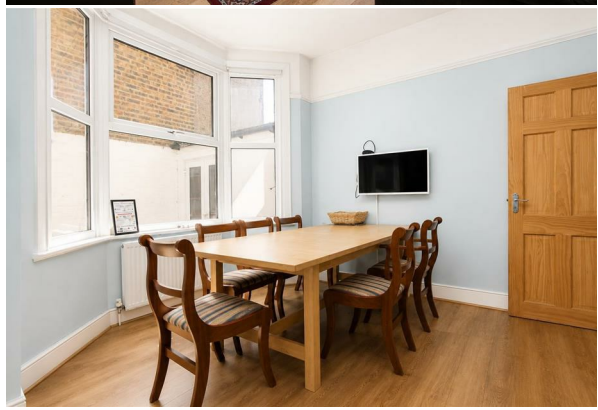


7 Ross Road, Wallington, SM6 8QN

5 2 3

Guide price £775,000

Cromwells
ESTATE AGENTS

# 7 Ross Road, Wallington, SM6 8QN

Nestled on the charming Ross Road in Wallington, this splendid detached house offers a perfect blend of character and modern living. Spanning an impressive 1,990 square feet, this spacious five-bedroom home is ideal for families seeking both comfort and style.

Upon entering, you will be greeted by three inviting reception rooms, each exuding character, making them perfect for entertaining guests or enjoying quiet family evenings. The property boasts two well-appointed bathrooms as well as a utility room, providing added convenience for busy households. The flexible living space allows for personalisation to suit your individual needs, whether it be a home office, playroom, or additional guest accommodation.

The beautifully maintained rear garden is a true highlight, offering a generous outdoor space for relaxation. It is an ideal setting for summer barbecues or simply enjoying the outdoors. Additionally, the property features a cellar and a converted garage that serves as a delightful hobby room, providing extra space for your interests and activities.

Situated in the heart of Wallington, this home is conveniently located near a wealth of shops and amenities, ensuring that all your daily needs are within easy reach. Excellent transport links, with Wallington station just a short walk away, make commuting to London and beyond a simple task.

This characterful home, with its period features and modern enhancements, is a rare find in a sought-after location. It presents an exceptional opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home.

## Accommodation

Entrance Hall
Radiator, wood flooring, cupboard housing immersion heater, door down to cellar.

Cellar

Lounge
Double glazed bay window to front aspect with bespoke fitted shutters, cast iron feature fireplace, radiator, wood flooring.

Breakfast Room
Double glazed bay window to side aspect, radiator, wood flooring, space for American fridge freezer.

Kitchen
Range of fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, space for range cooker with chrome extractor hood above, space for dishwasher, tiled splashback, double glazed windows to side and rear aspect, UPVC door providing access to the garden.

Dining Room currently in use as a downstairs bedroom)
Cast iron fireplace, radiator, wood flooring, double glazed French doors leading out to garden.

Utility Room
With space and plumbing for washing machine and dryer, double glazed obscure window to rear aspect

Shower Room
Tiled Corner shower cubicle with sliding door, shower, enclosed WC, corner wash hand basin with chrome mixer tap and storage below, heated chrome towel rail, tiled flooring.

Lean to
Providing ample storage space

Stairs to first floor landing
Loft access

Bedroom One
Range of fitted wardrobes, double glazed windows to front aspect with fitted shutters, radiator, fitted carpet

Bedroom Two
Double glazed window to front aspect with fitted shutters, radiator, fitted carpet, walk-in wardrobe

Bedroom Three
Chrome radiator, fitted carpets, double glazed window to side aspect

Bedroom Four
Radiator, fitted carpet, double glazed window to rear aspect

Bedroom Five
Feature fireplace, varnished floorboards, radiator, double glazed window to rear aspect.

Bathroom
Modern bathroom suite comprising bath with chrome mixer tap and hand shower attachment, vanity wash hand basin with chrome mixer tap and storage below, WC, walk-in shower, shower, part tiled walls, tiled flooring, heated chrome towel rail, double glazed obscure window to front and side aspect, extractor fan.

Rear Garden
Beautifully maintained garden featuring decking area with space for outdoor furniture, large lawn section, summer house, outdoor power socket and water tap.

Hobby Room (converted garage)
Soundproofed with fitted carpet and power.

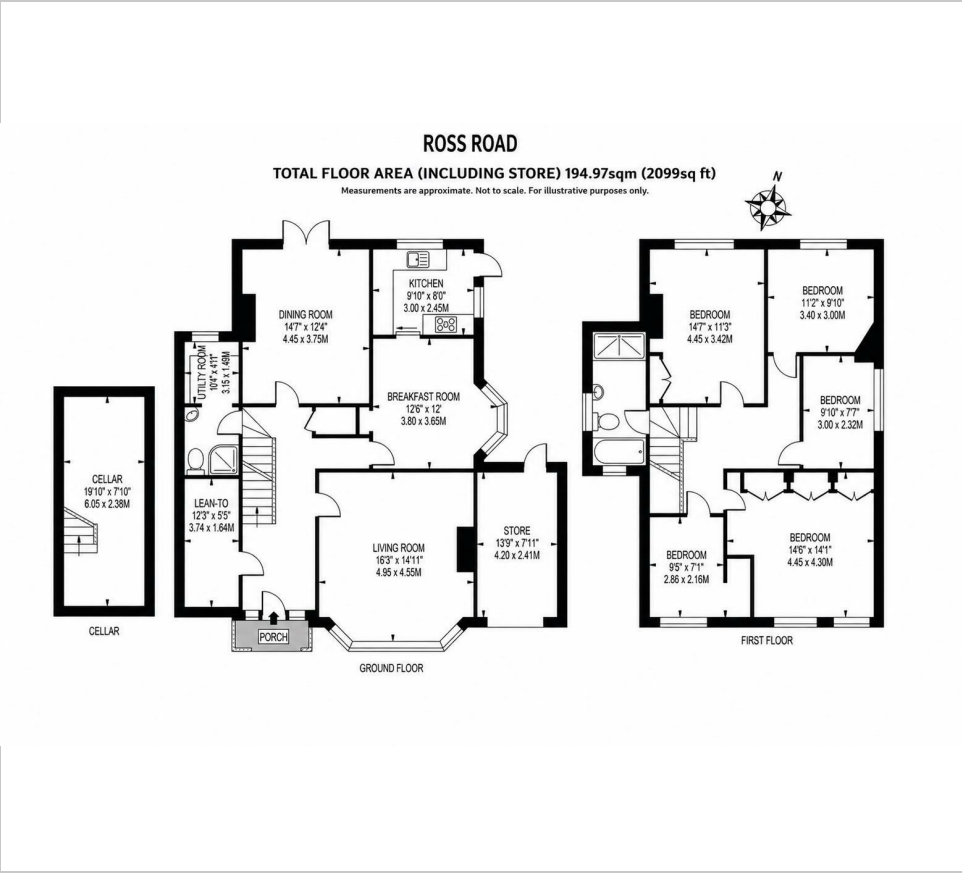
BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help 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.

BACARDÍ

FLOUR
FLOUR

Carex

## Floor Plan




## Additional Information

Lived there almost 21 years.

Vendor downsizing.

Condensing boiler is located in the kitchen, this is 7 years old and serviced annually. Immersion heater is in the cupboard in the hallway.

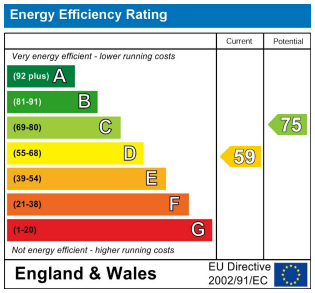
No major works taken place by the seller.

The loft doesn't have a pull down ladder but it's insulated & not boarded.

Back garden is North facing.

Garage is soundproof - used as a studio. Stud wall has been installed behind the garage door.

The left hand side is the vendors boundary.




## 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.

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 statements of fact.

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.

77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 020 8647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

Cromwells
ESTATE AGENTS