



15 Hanno Close, Wallington, SM6 9BZ



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Offers over £550,000

Cromwells  
ESTATE AGENTS



## 15 Hanno Close, Wallington, SM6 9BZ

\* NO ONWARD CHAIN \* Cromwells Wallington are pleased to offer this immaculately presented three bedroom end terrace family home, which offers spacious room sizes, allocated parking, a rear garden and private balcony. Hanno Close is a desirable cul-de-sac in a modern development and is well located for transport links and amenities, with local shops, leisure centre and Mellows Park all nearby, and bus links serving Wallington, Sutton and Croydon. Wilsons Grammar School and Wallington High School for Girls are both highly sought after schools within easy walking distance, as well as several popular local primary schools.

The property consists of a bright and airy open living dining room and modern kitchen on the ground floor, and three excellent sized double bedrooms, a family bathroom and en-suite bathroom across the first and second floors. One bedroom benefits from doors opening out to a private balcony, and the top floor bedroom also has a Juliet balcony with pleasant views across green space. Outside there is a well maintained rear garden and to the front, allocated off street parking for two cars. Call to book your viewing now!

### Accommodation

Sheltered entrance with built in storage unit, front door into....

### Entrance Hall

Built-in storage cupboard, radiator, laminate flooring

### Open plan Living Dining Room

Radiator, understairs storage cupboard, laminate flooring, double glazed window and patio door leading out to garden

### Kitchen

Range of modern cream fitted kitchen units and drawers with wood worksurface, inset stainless steel sink with chrome mixer tap, integrated oven and electric hob with extractor fan above, space for washing machine and tall fridge, freezer, cupboard housing boiler, tiled splashback, radiator, double glazed window to front aspect, laminate flooring.

### Stairs to 1st floor landing

### Bedroom One

Radiator, laminate flooring, double glazed window and French doors leading out to private balcony .

### Bedroom Two

Radiator, fitted carpet, double glazed window to rear aspect.

### Family Bathroom

Comprising of tiled corner shower cubicle with sliding door, thermostatic shower with rain shower head and hand shower attachment, vanity wash handbasin with chrome mixer tap

and storage below, WC, heated chrome towel rail, shaver point, extractor fan, laminate flooring.

Stairs to 2nd floor landing, cupboard housing immersion heater.

### Bedroom Three

Radiators, fitted carpet, double glazed window to front aspect and door opening out to Juliet balcony

### En-suite Bathroom

Panel enclosed bath with chrome mixer tap and hand shower attachment, WC, pedestal wash handbasin with chrome mixer tap, shower cubicle with sliding door, thermostatic shower, shaver point, extractor fan, double glazed obscure window to rear aspect, vinyl flooring, heated chrome towel rail.

### Outside

Two allocated parking spaces

### Rear Garden

Lawn area with fruit trees, shed, fence enclosed.

### 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



## 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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## Area Map



## Energy Efficiency Graph

