6 Sandy Lane South, Wallington, SM6 9QU

5 2 3

Offers over £800,000

Cromwells
ESTATE AGENTS

6 Sandy Lane South, Wallington, SM6 9QU

Cromwells Wallington are delighted to offer this immaculately presented and deceptively spacious 4-5 bedroom semi detached family home. The property offers a wealth of accommodation including a utility area, an open plan lounge/diner/kitchen and family room, a secret garden and a two large studio rooms at the rear.

This is an ideal purchase for those looking to be close to local grammar schools, with Wilson's Grammar and Wallington High School for Girls within easy walking distance. Wallington High Street is easily accessible with various shops and transport links close by, and Mellows Park provides local green space to enjoy.

Accommodation

Obscure UPVC double glazed entrance porch, quarry tiled step, UPVC double glazed front door to..

Spacious entrance hall
Decorative tiled flooring, covered radiator, picture rail, under stairs storage cupboard.

Lounge
UPVC double glazed bay window to front aspect, fitted plantation shutters, feature cast iron fireplace, coved ceiling, double panel radiator.

Dining room
Wood flooring, open plan to..

Family room
UPVC double glazed window to side aspect, wood flooring, covered radiator.

Kitchen/breakfast room
Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and brushed chrome mixer tap, inlaid five ring gas hob with extractor fan above, integrated oven/grill, space for American style fridge /freezer, breakfast bar, UPVC double glazed windows and doors to rear aspect and door leading to side, tiled flooring, Velux windows.

Utility area
Space and plumbing for washing machine and tumble dryer, double panel radiator, UPVC double glazed windows to side and front aspects and door leading to garden.

Study/Bedroom five
UPVC double glazed windows to front and side aspects, two single panel radiators, wood flooring.

Downstairs WC
Consisting of low-level flush WC, wash hand basin with chrome mixer tap, decorative tiled flooring, tiled walls, extractor fan.

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

Bedroom two
UPVC double glazed window to front aspect, double panel radiator, built-in wardrobes.

Bedroom three
UPVC double glazed window to rear aspect, single panel radiator, storage cupboard housing mega flow system.

Bedroom four
UPVC double glazed window to front aspect, double panel radiator.

Bathroom
Modern four piece suite consisting tiled cubicle with thermostatic shower and hand attachment, panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed windows to side and rear aspects, coved ceiling.

Stairs to 2nd floor
UPVC double glazed window to side aspect, single panel radiator.

Main bedroom
UPVC double glazed window to rear aspect, built in wardrobes with further eaves storage, double panel radiator.

Ensuite showering
Consisting of tiled walk-in cubicle with thermostatic shower and hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, tiled flooring, tiled walls, extractor fan, obscure UPVC double glazed window to rear aspect.

Rear garden approximately 120ft
Sheltered seating area with paved patio and footpath leading to rear, lawn section with mature shrubs and flower beds bordering, garden shed and access to secret garden with fitted bar area and storage shed.

Large studio rooms
Power and lighting.

Front
Driveway providing off street parking.

Detached garage/studio
Power & lighting.

Room 1 - 18'02 x 18'01

Room 2 - 18'09 x 12'10

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.

BAR

Floor Plan

Additional Information

- There are solar panels which provide a supplemental income of £2-300 p.a.

- The garden has 3 remove controlled lights in different area

- Large studio room is fully insulated and has new electrics

- It will be finished with a grey laminate flooring

- Smaller studio room is only insulated on one wall and will have a rubber mat flooring for the gym or laminate

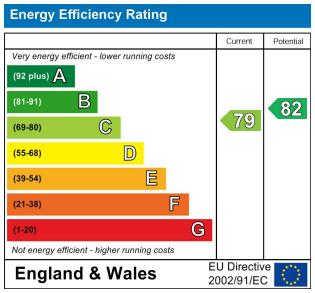
- The small cabin will be finished with plasterboard and more storage and will have a composite floor

- Boiler was installed about 7 years ago (the storage tank is in the back bedroom and has constant hot water)

- Kitchen has underfloor heating although we don't use it

- The converted garage studio is fully insulated and wood Wi-Fi connection

- The outbuildings have their own independent supply of electrics and can be isolated



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