



10 Caledon Road, Wallington, SM6 7HZ



2



1



2

Guide price £465,000

Cromwells
ESTATE AGENTS



10 Caledon Road

Wallington, SM6 7HZ

Guide price £465,000

NO ONWARD CHAIN... Cromwells Wallington are delighted to offer this charming two bedroom period family home. The property benefits from two reception rooms, a modern kitchen, a four piece bathroom suite and a pretty rear garden.

Ideally located within easy reach of Wallington High Street, excellent transport links, sought-after schools including Wallington Grammar School, and green open spaces such as Beddington Park, this is a fantastic opportunity for buyers seeking a charming and practical home in a highly convenient location.

Accommodation

Sheltered entrance
Quarry tiled step, obscure double glazed composite front door to..

Entrance hall
Wood laminate flooring, single panel radiator, coved ceiling, wall mounted digital thermostat.

Lounge
UPVC double glazed sash window to front aspect, wood laminate flooring, feature cast iron fireplace, single panel radiator, fitted storage cupboards and shelving, picture rail.

Dining room
UPVC double glazed door to rear aspect, open fireplace, wood laminate flooring, single panel radiator, under stairs storage cupboards, wall lights.

Kitchen
Range of fitted more units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid





gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer, tiled flooring, UPVC double glazed windows to side and rear aspects.

Stairs to 1st floor landing

Feature cast iron fireplace, coved ceiling, fitted shelving.

Bedroom one

UPVC double glazed window to front aspect, single panel radiator, picture rail.

Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, wood laminate flooring, coved ceiling, built in wardrobe, loft access.

Bathroom

Spacious four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated towel rail, decorative tiled effect flooring, cupboard housing boiler, obscure UPVC double glazed window to rear aspect, extractor fan.



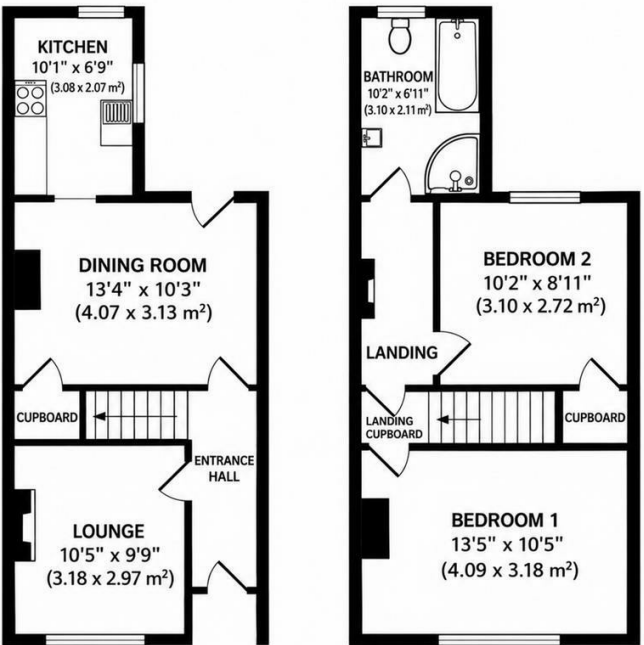
Rear garden

Hard standing footpath to lawn section with shrubs bordering, brick built utility/storage area, wooden garden shed, fence enclosed, outside tap.

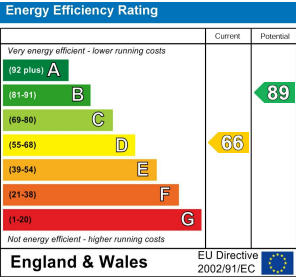
BUYER'S INFORMATION

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



Additional Information



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 such.

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.