31 Redford Avenue, Wallington, SM6 9DT

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Guide price £750,000

Cromwells
ESTATE AGENTS

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Cromwells Wallington are delighted to offer this deceptively spacious four bedroom extended family home. The property offers a wealth of accommodation including 3 reception rooms, a conservatory, a utility room, a downstairs shower room, a large rear garden with a detached brick built workshop, and ample off street parking. *NO ONWARD CHAIN*

The property is ideally situated for those looking to be close to local highly regarded primary and secondary schools with John Fisher, Wallington High School for Girls and Wilsons Grammar School all within easy walking distance. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing today.

Accommodation

UPVC double glazed entrance porch
Quarry tiled step, obscured glazed wooden front door to..

Spacious entrance hall
Vinyl wood effect flooring, picture rail, coved ceiling, covered radiator, under stairs storage cupboard.

Lounge
UPVC double glazed bay window to front aspect, double panel radiator, picture rail, coved ceiling, fireplace with solid surround.

Dining room
Glazed windows and doorway to rear aspect, two double panel radiators, fireplace with brick surround, picture rail, coved ceiling.

Breakfast room
Fitted display unit and cupboards, vinyl wood effect flooring, glazed window and door to side aspect, single panel radiator, picture rail.

Conservatory
UPVC double glazed windows and door to rear aspect, slate tiled flooring, wall lights.

Kitchen
Range of fitted cupboards and drawers, wooden worktops with inlaid sink and chrome mixer tap, space for large gas range cooker, space and plumbing for washing machine and dishwasher, space for fridge and freezer, glazed windows to side and rear aspects, vinyl wood effect flooring, tiled splash back.

Utility room
Wooden worktop with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine, space for tall standing fridge/freezer, slate tiled flooring, UPVC double glazed window and door to rear aspect, skylight, access to garage.

Downstairs shower room
Consisting of tiled cubicle with thermostatic shower, low-level push button flush WC, heated chrome towel rail, extractor fan, slate tiled flooring.

Stairs to 1st floor landing
Picture rail, loft access.

Bedroom one
UPVC double glazed bay window to front aspect, double panel radiator, picture rail.

Bedroom two
Glazed window to rear aspect, fitted shelving, double panel radiator, picture rail.

Bedroom three
UPVC double glazed windows to front side and rear aspects, two double panel radiators.

Bedroom four
UPVC double glazed window to front aspect, picture rail.

Bathroom
Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, large bowl wash hand basin with chrome mixer tap, heated chrome towel rail, slate tiled flooring, part tiled walls, obscure UPVC double glazed window to side aspect.

Separate WC
Consisting of low-level flush WC and obscure glazed window to side.

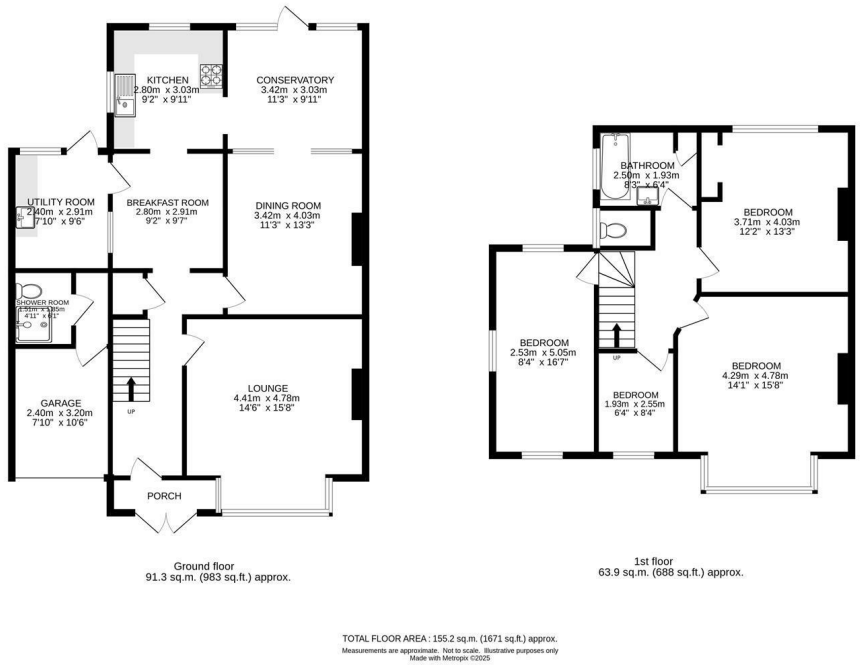
Rear garden – approximately 120ft (Easterly aspect) Large paved patio area with footpath to rear, mainly laid to lawn with mature shrubs bordering, greenhouse, fence enclosed, large garden shed with power and light, access to further large storage unit and detached brick built workshop (both with power and light), outside tap.

Integral garage
Up/over door at front, hardstanding and excellent storage area.

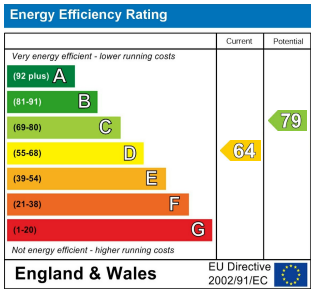
Front
Block paved driveway providing ample off street parking.

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



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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