



9 Brabazon Avenue, Wallington, Surrey, SM6 9ES



Offers over £410,000

**Cromwells**  
ESTATE AGENTS



# 9 Brabazon Avenue, Wallington, SM6 9ES

Cromwells Wallington are pleased to present this immaculately presented two bedroom terraced family home, which offers spacious room sizes, an extended kitchen dining room and a pretty rear garden. The property is well located for transport links and amenities, with local shops, leisure centre and Roundshaw 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 kitchen diner and spacious lounge on the ground floor, and two excellent sized double bedrooms and a family bathroom with separate WC on the first floor. Outside there is a well maintained rear garden with rear access. A viewing is recommended to appreciate the size and space this lovely property has to offer.

## Accommodation

UPVC double glazed entrance porch

Storage cupboard at side, UPVC double glazed front door to:

## Spacious Entrance Hall

Laminate flooring, large storage cupboard at side and further under stairs storage, radiator.

## Lounge, 14'8" X 10'6"

Laminate flooring, radiator, fitted shelving, UPVC double glazed sliding door to garden.

## Kitchen/Diner 29'1" X 8'6"

### Kitchen

Range of fitted wooden wall units with matching doors and drawers below, granite effect rolltop worksurfaces with inlaid stainless steel sink and chrome mixer tap, inset hob with extractor fan above, integrated oven/grill and microwave, space for tall standing fridge freezer, Integrated washing machine, tiled splashback, UPVC double glazed window to front aspect.

### Dining Area

UPVC double glazed windows to side and rear aspects and double doors to garden, radiator, laminate flooring.

### Stairs to 1st floor landing

UPVC double glazed window to front aspect, large storage cupboard.

### Bedroom One 14'9" X 10'4"

UPVC double glazed window to rear aspect, radiator, electric fire, fitted wardrobes and shelving.

### Bedroom Two 13'8" X 8'4"

UPVC double glazed window to rear aspect, single panel radiator, laminate flooring, loft access (with ladder and part boarded for storage), fitted wardrobes.

### Bathroom

Comprising panel enclosed bath with chrome taps and thermostatic shower, pedestal wash hand basin with chrome mixer tap, tiled walls, tiled flooring, obscure UPVC double glazed window to front aspect.

### Separate WC

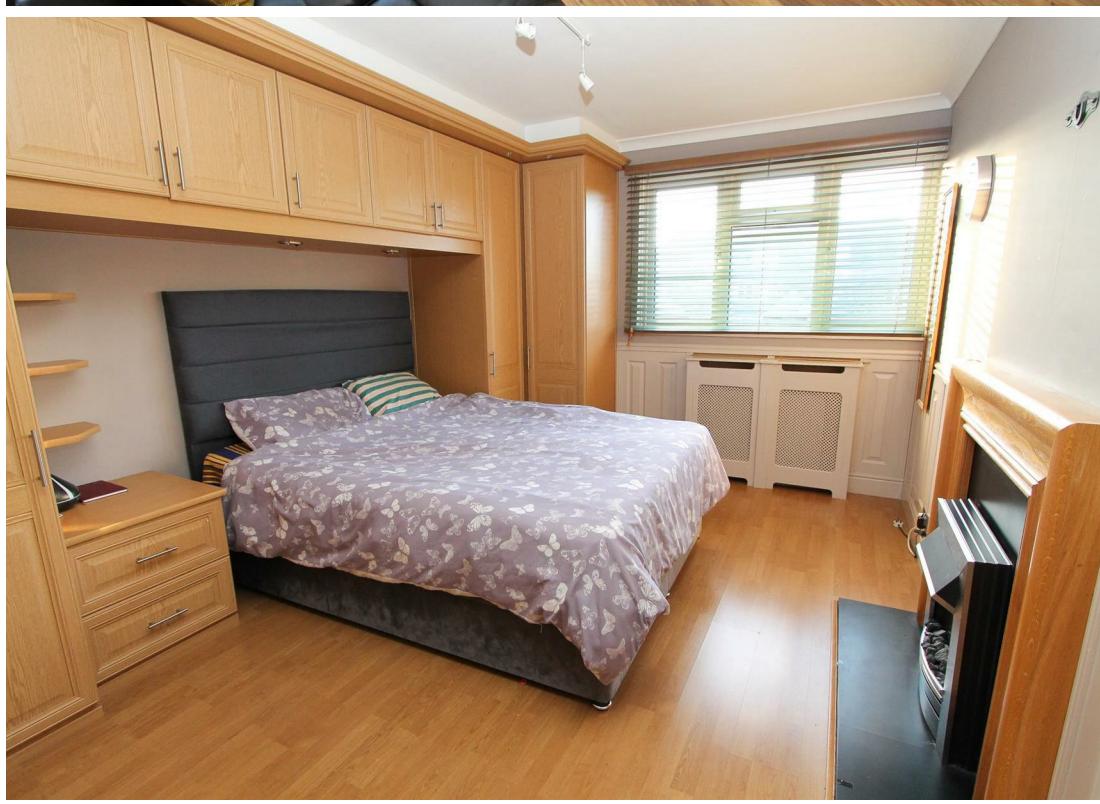
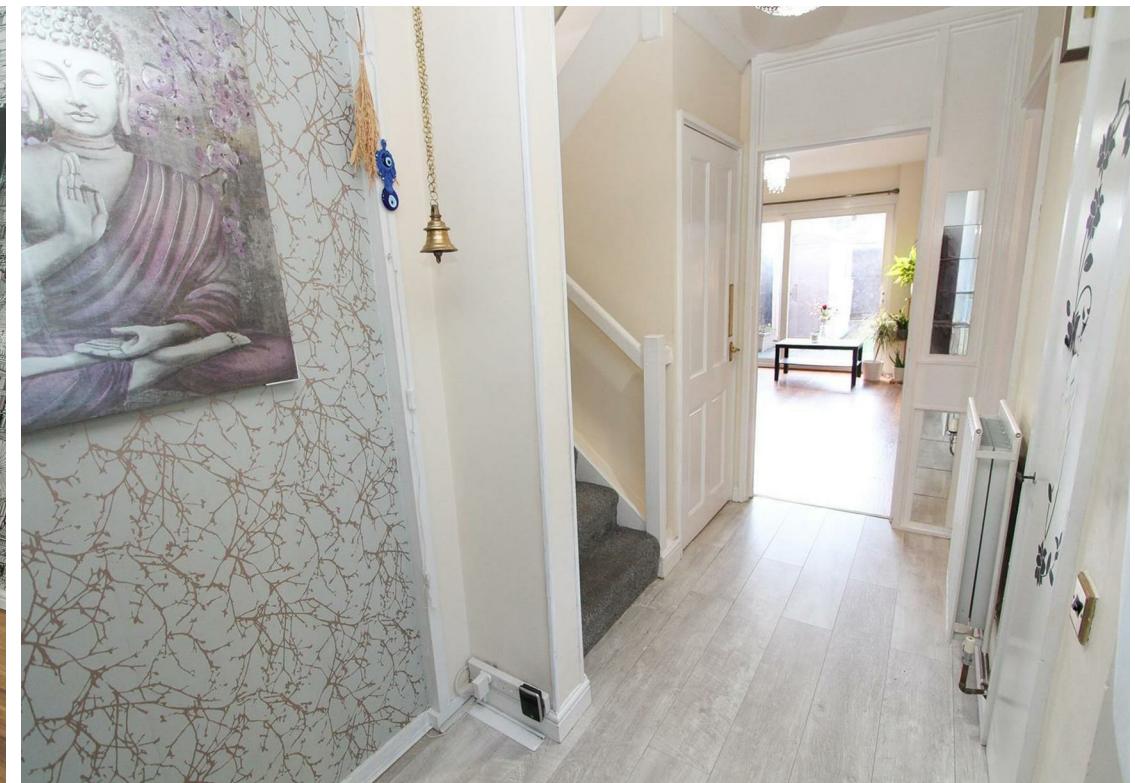
Consisting of low-level pushbutton flush WC with wash hand basin and chrome mixer tap, radiator, part tiled walls, obscure UPVC double glazed window to front aspect.

### Rear Garden

Paved patio area at side, decking section leading to artificial lawn with shrubs at side, two garden sheds, fence enclosed, rear access.

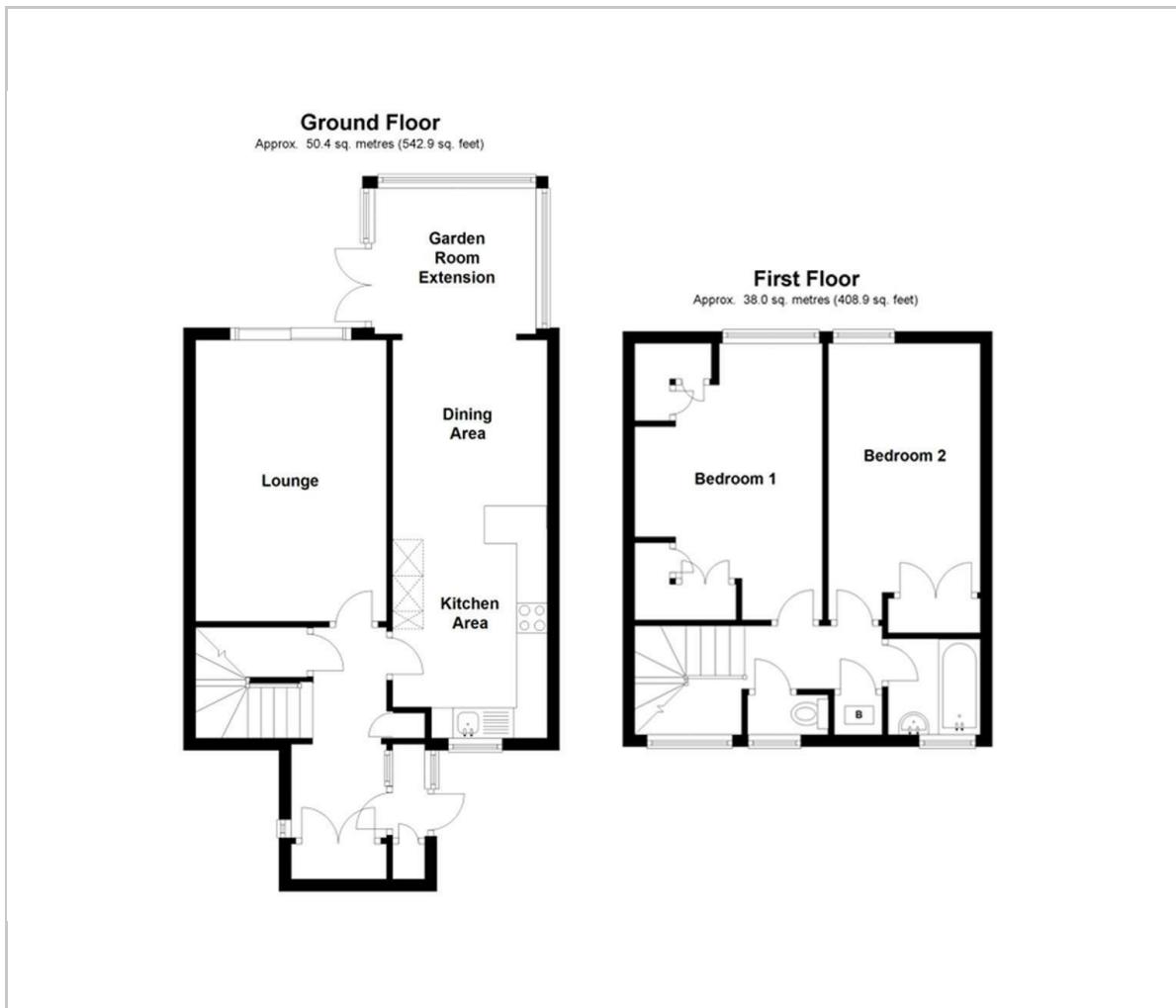








## Floor Plan



## 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

### Energy Efficiency Rating

