



ABSOLUTE
PROPERTY

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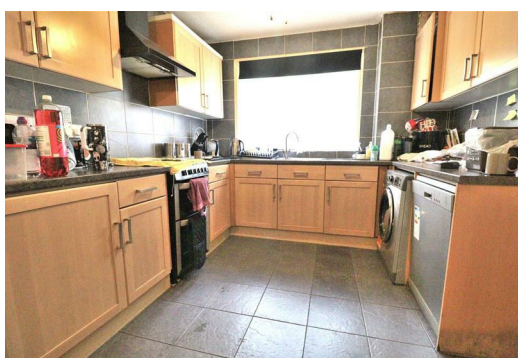
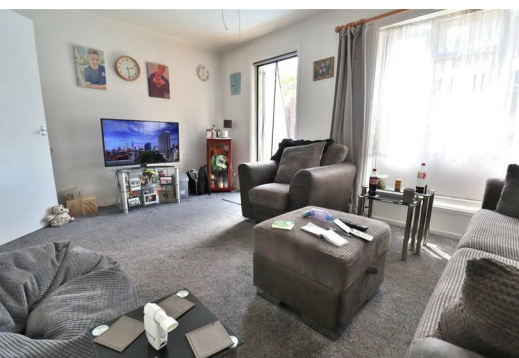


**10 Spooner Walk, Wallington
SM6 8LL**

Offers In Excess Of £360,000

CALLING ALL INVESTORS!!!!!! Absolute Property are pleased to offer this two bedroom terrace house located in Spooner Walk, off Sandy Lane North in Wallington. Conveniently situated between Wallington and Waddon train station with direct services into London, easy access to the M25 and M23 motorways with Sutton and Croydon just a 10-15 minute drive away. This property comes with a tenant in situ paying £650 Per Month on an AST. There is great potential to turn this house into a 3 bedroom quite easily. Benefits include kitchen/diner, upstairs bathroom separate cloakroom, rear garden. Viewing is highly recommended

Being sold on behalf of joint Lpa receivers



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ENTRANCE:

Front door opening to:

HALLWAY:

Doors to kitchen/diner, lounge, storage cupboard, stairs to first floor landing.

KITCHEN/DINER:

16'11 x 7'8 (5.16m x 2.34m)

Range of eye and base level units, cooker point, plumbing for washing machine and dishwasher, stainless steel sink drainer unit with mixer taps, radiator, upvc double glazed window to front aspect.

LOUNGE:

15'9 x 10'8 (4.80m x 3.25m)

Radiator, tv socket, upvc double glazed window and single door to rear opening into garden.

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two, bathroom, separate wc, two built in cupboards.

BEDROOM ONE:

15'5 x 13'3 (4.70m x 4.04m)

Two upvc double glazed windows to rear aspect, two radiators.

BEDROOM TWO:

14'2 x 6'11 (4.32m x 2.11m)

Radiator, upvc double glazed window to front aspect.

BATHROOM:

Comprising of pedestal hand wash basin with mixer taps, bath with electric shower unit, upvc double glazed frosted window to front aspect.

SEPERATE WC:

Low flush wc, upvc double glazed frosted window to front aspect.

FRONT ASPECT:

Paved pathway leading to front door

REAR GARDEN:

Paved patio with rest laid to lawn, shed, outside lighting, rear gate access.

