



48 Queenswood Avenue, Wallington, SM6 8HS



Offers over £525,000

Cromwells
ESTATE AGENTS



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CHAIN FREE Cromwells Wallington are pleased to offer this extremely well presented 2/3 bedroom semi detached family home, located in a highly sought after road, close to a wealth shops, transport links and excellent schools.

The property offers versatile accommodation to suit individual needs and can be either be presented as a three bedroom home with one reception room (as current owners are using), or a spacious two bedroom, two reception room home. There are two bathrooms for added convenience, a good sized and beautifully maintained rear garden, a garage, and off street parking.

Accommodation
Sheltered entrance porch, obscure stained glass double glazed front door to..

Spacious entrance hall, vinyl wood effect flooring, double panelled radiator, obscure UPVC double glazed window to front aspect and window at side, picture rail, access to large under stairs storage cupboard.

Front room (currently used as Bedroom)
UPVC double glazed bay window to front aspect, two double panel radiators, picture rail, vinyl wood effect flooring.

Lounge/diner
UPVC double glazed windows and doors to rear aspect, fireplace with wooden mantelpiece, vinyl wood effect flooring, picture rail, double panel radiator.

Kitchen
Roll top works surfaces with stainless steel sink and chrome mixer tap, fitted storage cupboards, space for cooker, space for tall standing fridge/freezer, decorative tiled effect flooring, larder cupboard, space and plumbing for washing machine, tiled splash back, wall mounted boiler, obscure UPVC double glazed window to side aspect and door leading to rear garden.

Downstairs bathroom
Comprising panel enclosed bath with Victorian style mixer tap and hand attachment, pedestal wash hand basin with mixer tap, decorative tiled effect flooring, part tiled walls, obscure UPVC double glazed window to side aspect.

Separate WC
Consisting of low-level flush WC, vinyl wood effect flooring, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing
Access to spacious eaves storage.

Bedroom two
UPVC double glazed bay window to front aspect, fitted wardrobe, double panel radiator, picture rail.

Bedroom one
UPVC double glazed bay window to rear aspect, double panel radiator, picture rail, loft access.

Shower room
Consisting a tiled cubicle with thermostatic shower, wash hand basin with chrome taps, low-level flush WC, Velux window, decorative tiled effect flooring.

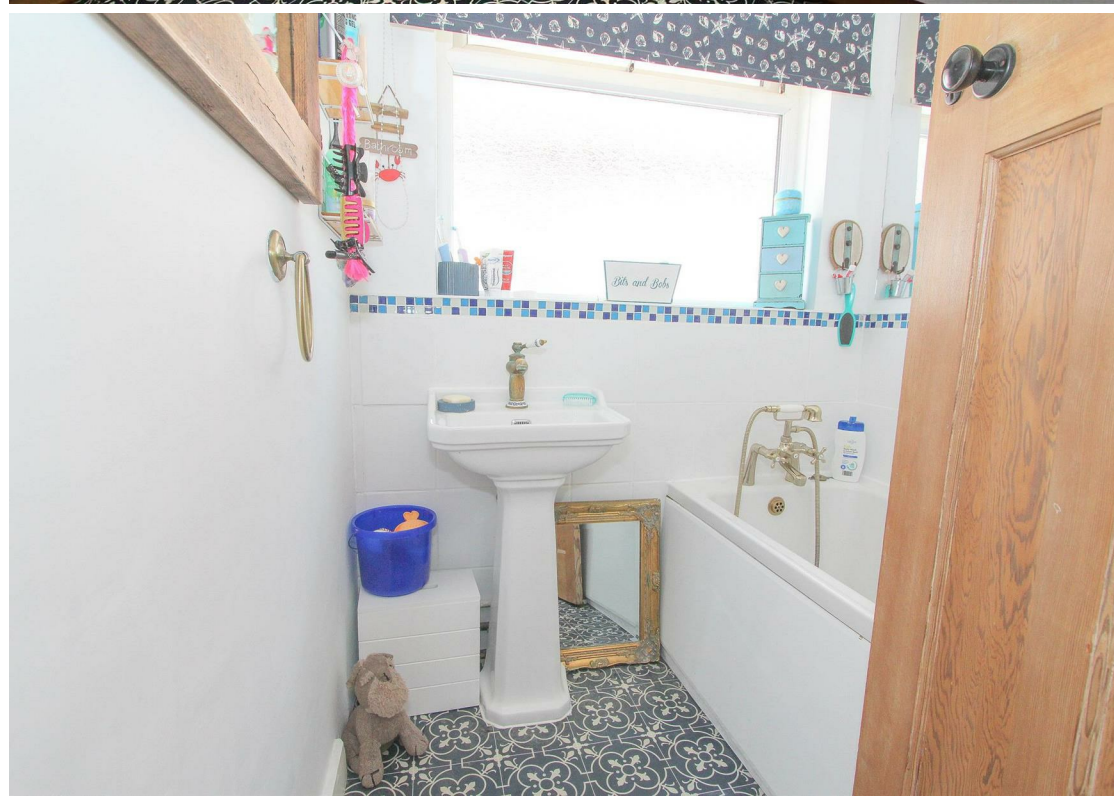
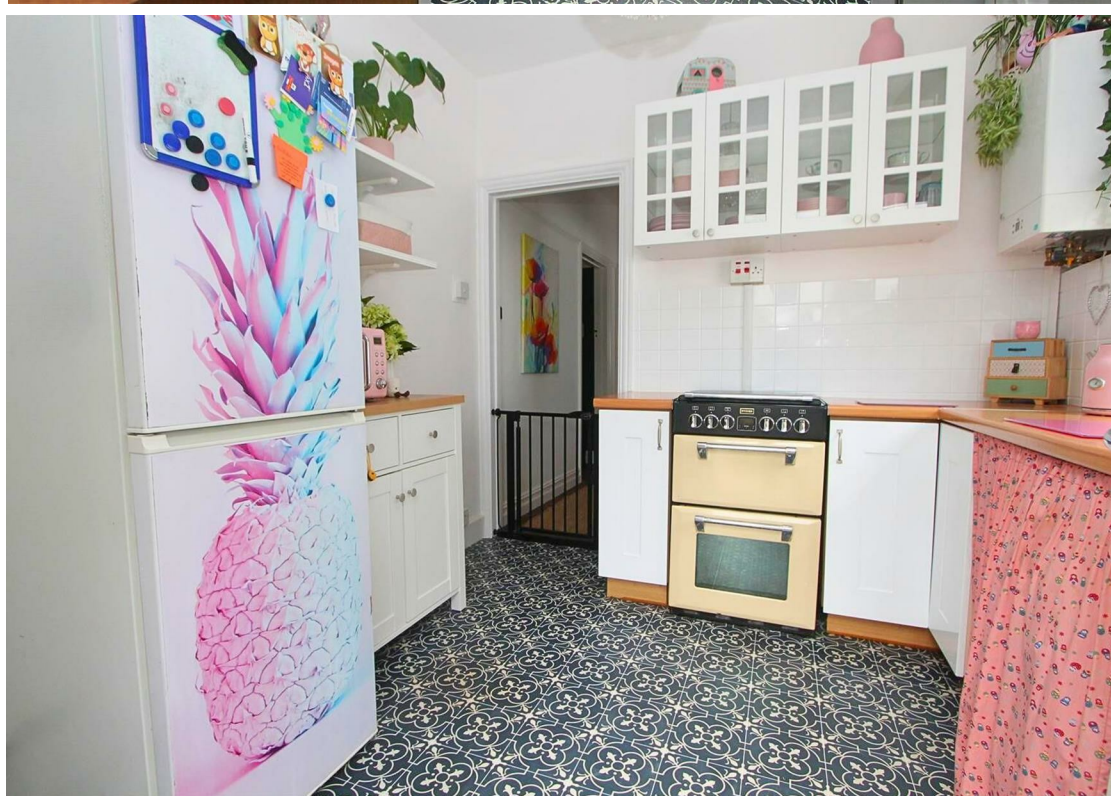
Rear garden – Approximately 70ft (South Facing)
Hardstanding seating area and sheltered section, raised decking area, footpath leading to rear, lawn section with well stocked flowerbeds bordering, garden shed, fence enclosed, gated side access.

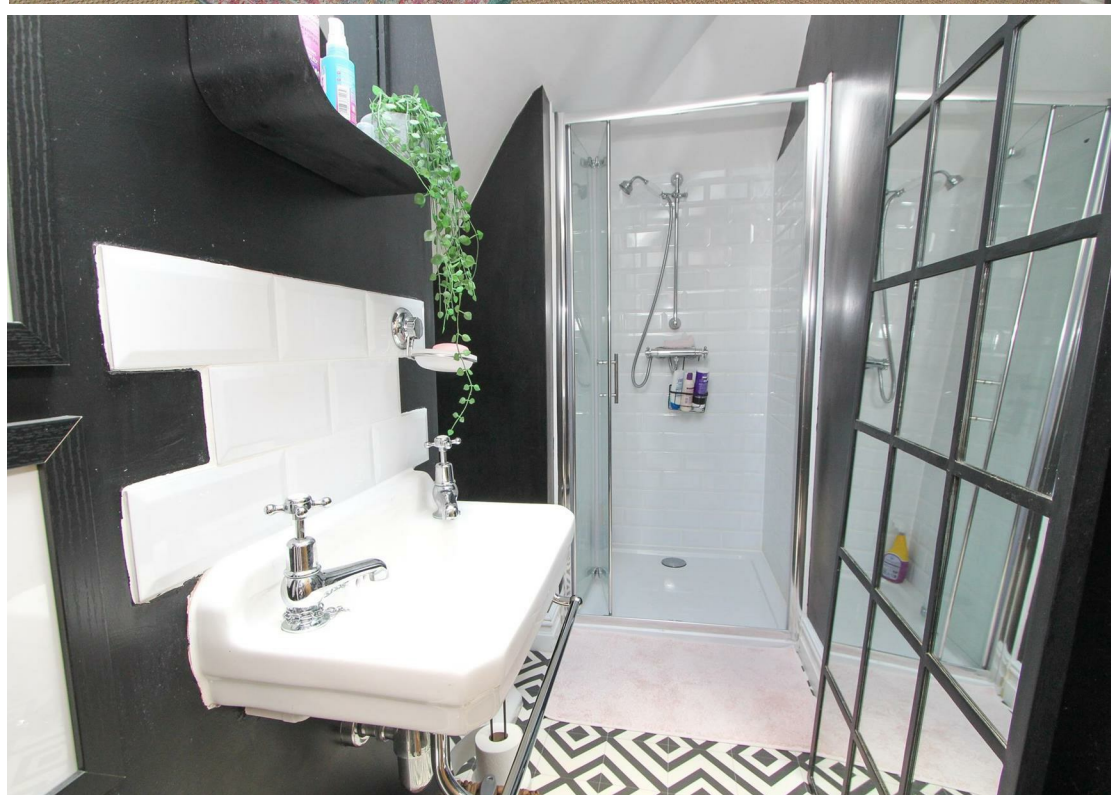
Detached garage
Up/over door at front (accessed via a shared driveway)

Front
Paved frontage providing off street parking, brick wall border and access to garage at side.

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

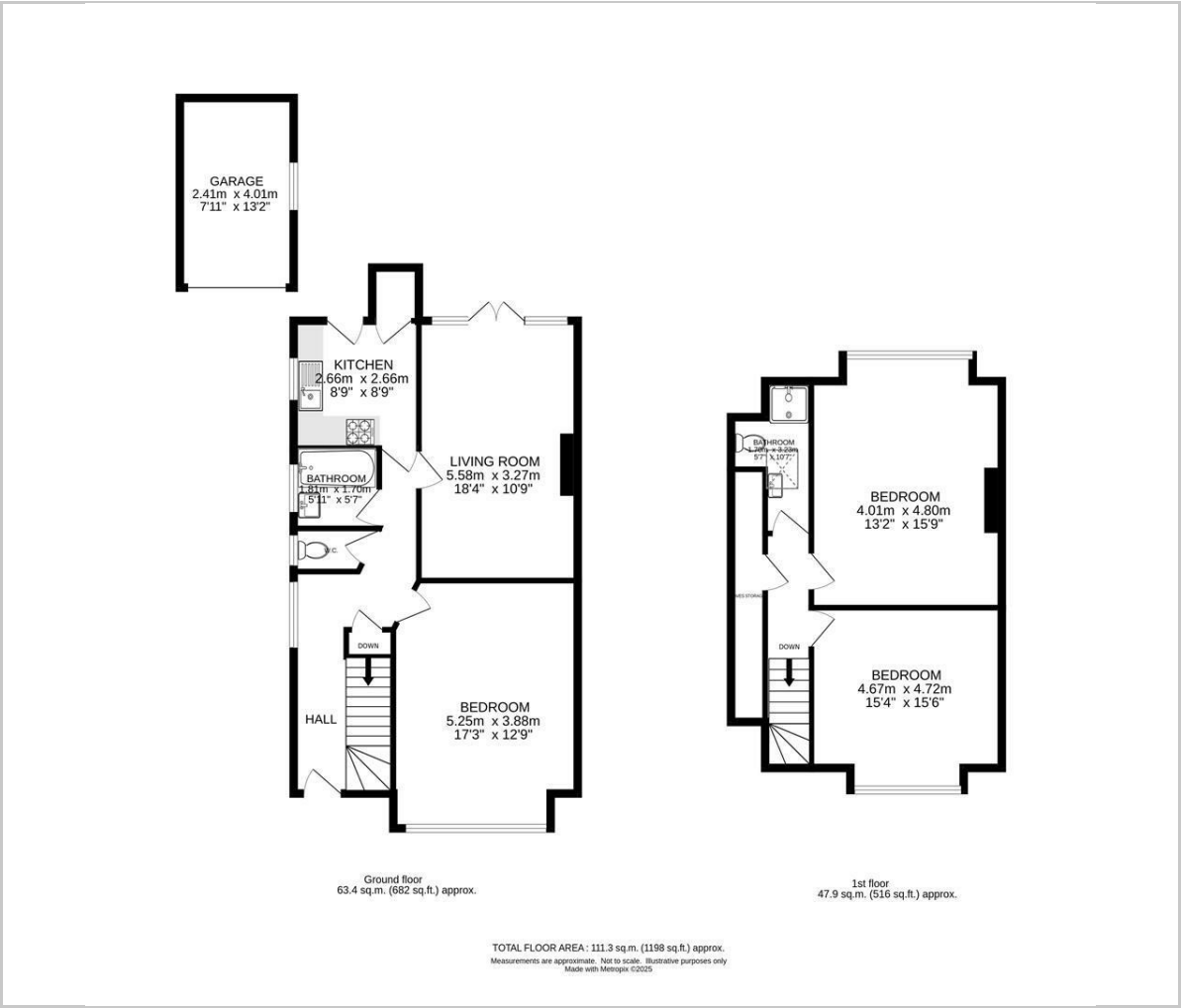








Floor Plan

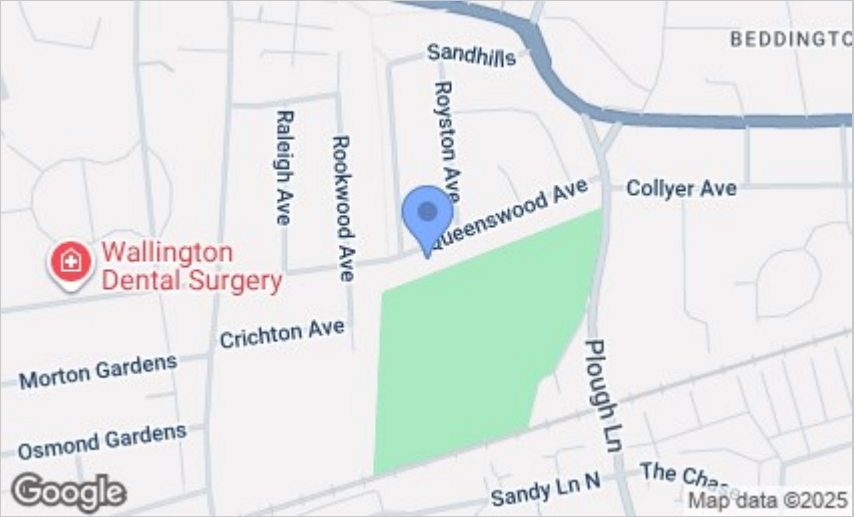


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph

