



6 Bute Gardens West  
Wallington, SM6 8SR  
Guide price £375,000





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Cromwells Wallington are pleased to offer this rarely available two bedroom ground floor maisonette presented in great order throughout. The property has a convenient location close to the town centre, with easy access to all the shops, cafes and supermarkets Wallington High Street has to offer, as well as great transport links. Mellows Park and Beddington Park offer local green space to enjoy, plus a good variety of highly regarded primary and secondary schools nearby.

The property benefits from a private garden, excellent room sizes with two double bedrooms, a modern kitchen and shower room and off street parking to the front. A viewing is recommended to appreciate the size and space this lovely property has to offer.

### Accommodation

Front door into....

#### Entrance Hall

Radiator, laminate flooring, storage cupboard.

#### Living Room

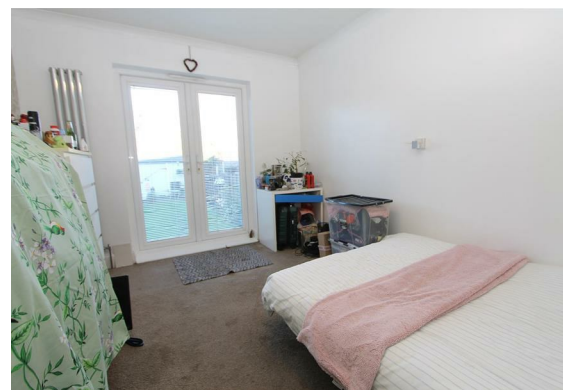
Radiator, fitted carpet, feature fireplace, double glazed window to front aspect

#### Kitchen

Range of fitted white gloss kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl ceramic sink with chrome mixer tap, integrated oven and gas hob with extractor fan above, space for washing machine, built-in storage cupboard, heated chrome radiator, wall mounted 'Worcester' boiler, tiled splashback, laminate flooring, double glazed window to rear aspect, double







glazed door leading out to side access.

#### Shower Room

Modern suite comprising of walk-in shower cubicle, electric 'Triton' shower, pedestal wash handbasin with chrome mixer tap, WC, heated chrome towel rail, tiled walls and flooring, double glazed window to rear aspect

#### Bedroom One

Radiator, fitted carpet, double glazed window to front aspect

#### Bedroom Two

Radiator, fitted carpet, double glazed window and French doors leading out to garden

#### Outside

##### To the front

Front garden with small lawn area, footpath and paved driveway providing off street parking

##### Rear Garden

Well maintained rear garden with large lawn area borders with mature shrubs and flowers, patio area, garden shed.

#### 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

