



19 St. Georges Road, Wallington, SM6 0AS



Guide price £700,000

**Cromwells**  
ESTATE AGENTS



# 19 St. Georges Road, Wallington, SM6 0AS

Cromwells Wallington are delighted to offer this characterful three bedroom semi detached family home which offers excellent room sizes, and is situated in a highly desirable residential road close to Wallington town centre. The property has retained some lovely period features and offers spacious accommodation as a family home, plus great scope to extend subject to relevant planning being agreed. One of the standout features is the large rear garden, which has been beautifully maintained and a perfect place to relax and entertain family and friends. There is also a large paved driveway to the front providing off street parking for several cars.

St George's Road is well located for commuters and those looking to be near transport links and amenities, with Wallington High Street and mainline train station less than half a mile way. There is also a great choice of local good schools, with Collingwood School, Wilson’s Grammar, Wallington County Grammar and Wallington High School for Girls all within easy walking distance.

**Accommodation**  
Sheltered entrance, part glazed front door into....

**Spacious Entrance Hall**  
Radiator, laminate flooring, under stairs storage cupboard

**Living Room**  
Gas fireplace, laminate flooring, radiator, double glazed bay window to front aspect

**Dining Room**  
Radiator, laminate flooring, double doors opening out to rear garden.

**Kitchen**  
Range of fitted kitchen units and drawers with laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor fan above, space for undercounter fridge freezer, dishwasher and washing machine, cupboard housing 'Worcester' boiler, tiled walls, tiled flooring, radiator, pantry cupboard, double glazed window to rear aspect, UPVC door providing side access to garden.

**Stairs to 1st floor landing, double glazed window to side aspect, loft access(part boarded).**

**Bedroom One**  
Radiator, fitted carpet, double glazed bay window to front aspect

**Bedroom Two**  
Radiator, fitted carpet, double glazed window to rear aspect

**Bedroom Three**  
Radiator, fitted carpet, double glazed window to front aspect

**Bathroom**  
Three piece suite comprising of bath with shower screen, chrome mixer tap and hand shower attachment, thermostatic shower, pedestal wash handbasin with chrome taps, WC, cupboard housing immersion heater, radiator, laminate flooring, double glazed window to rear aspect, tiled walls

**Separate WC**  
With double glazed obscure window to side aspect.

**Outside**

**To the front**  
Block paved driveway with off street parking for 4/5 cars, side gate

**Large side access with two brick build storage sheds.**

**Garden**  
Beautifully maintained south aspect garden with large lawn area, borders with mature shrubs and flowers, paved patio area

**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.

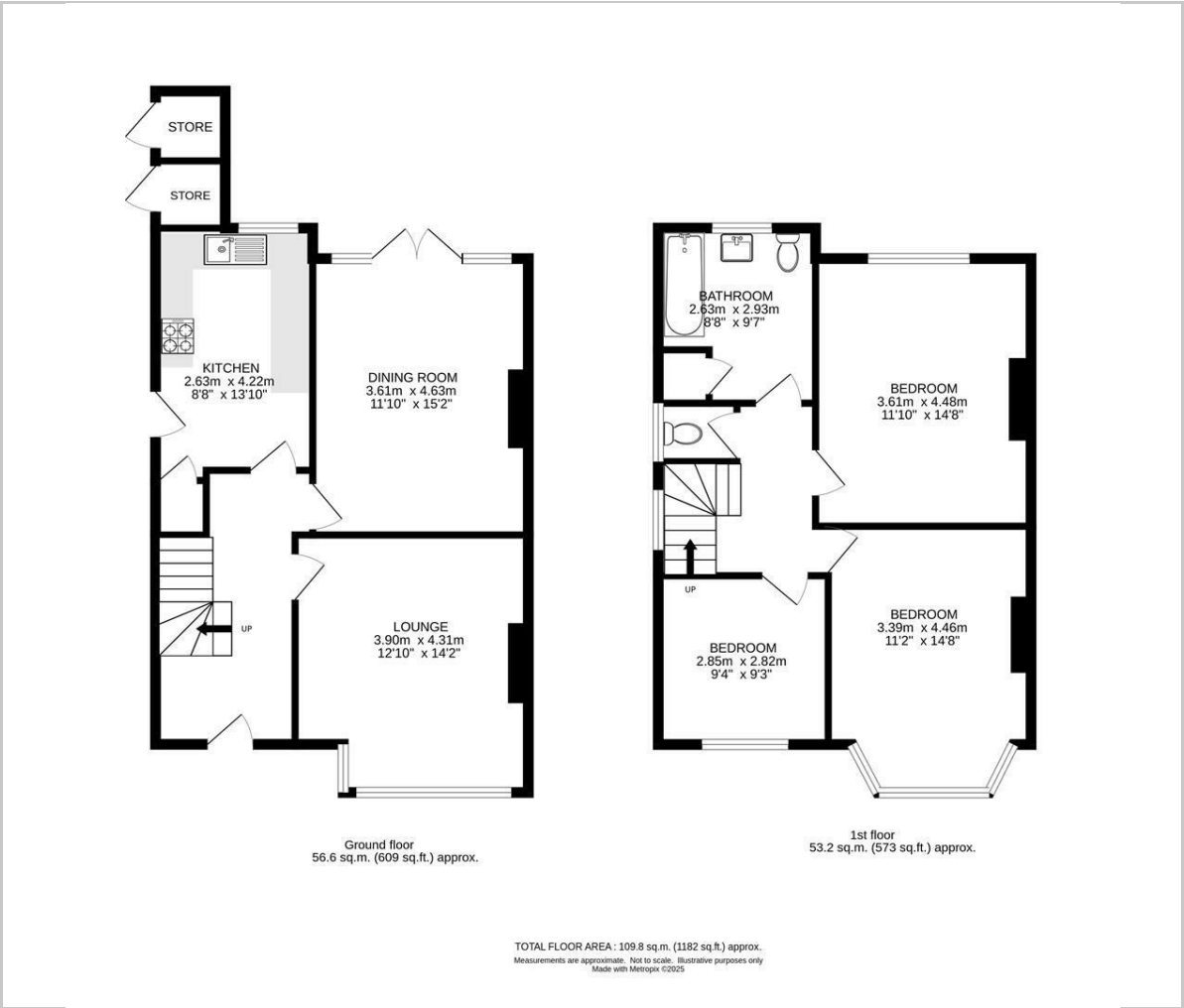








Floor Plan



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.

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Area Map



Energy Efficiency Graph

