



76 Upper Road, Wallington, SM6 8JY



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Guide price £425,000

Cromwells
ESTATE AGENTS



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Wallington, SM6 8JY

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Cromwells Wallington are delighted to offer this immaculately presented two double bedroom semi detached house. The property benefits from modern open plan living, a pretty rear garden and off street parking.

Located next to Mellows Park in a sought after no through road, with shops and amenities easily accessible. For those looking to travel into London, Wallington train station is within walking distance. There are bus routes nearby serving Sutton, Morden, Croydon and Carshalton, as well as being in the catchment to highly regarded schools.

Accommodation

Obscure leaded light composite front door to..

Lounge/diner

UPVC double glazed window to front aspect, fitted plantation shutters, modern radiators, engineered oak flooring, fitted shelving and storage cupboards, UPVC double glazed door to rear aspect, feature sliding door to..

Kitchen

Modern range of fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid butler sink and mixer tap, inlaid induction hob with oven/grill below and extractor fan above, integrated dishwasher, integrated fridge/freezer, space and plumbing for washing machine, tiled flooring with underfloor heating, tiled splashback, modern radiator, UPVC double glazed windows to side and rear aspects.

Stairs to 1st floor landing





Storage cupboard

Bedroom one

UPVC double window to front aspect, modern radiator, wood laminate flooring.

Bedroom two

UPVC double glazed window to rear aspect, modern radiator, built in wardrobe and storage recess.

Bathroom

Modern three piece suite comprising panel enclosed bath with Victorian style mixer tap and thermostatic shower with hand attachment, pedestal wash handbasin with chrome taps, low level flush WC, tiled walls, heated chrome towel rail, shaver point, tiled flooring, extractor fan, obscure UPVC double glazed window to side aspect.

Rear garden

Approximately 45ft

Hardstanding seating area leading to lawn section with composite decking at rear and raised flowerbeds, outside tap, gated side access.

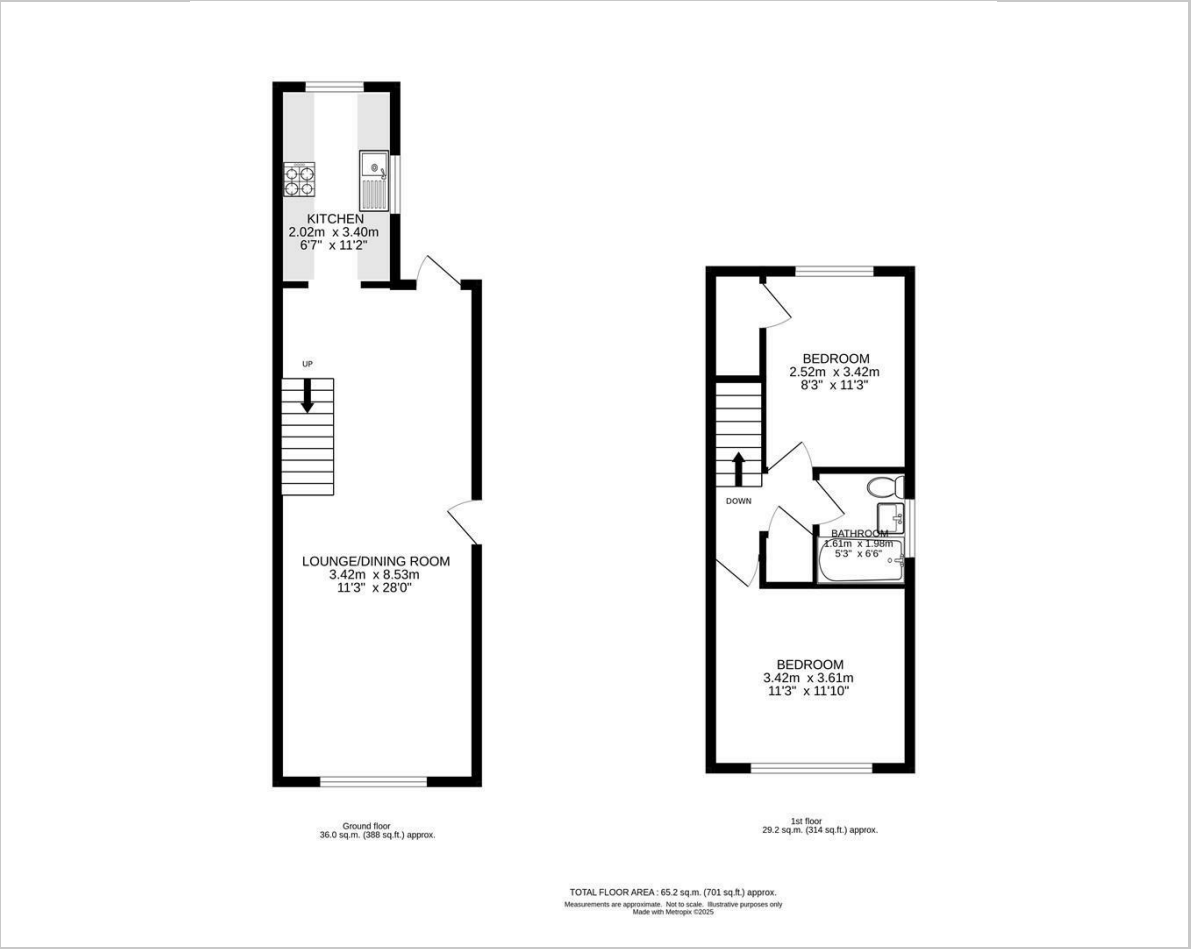
Front

Paved driveway providing off-street parking.

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

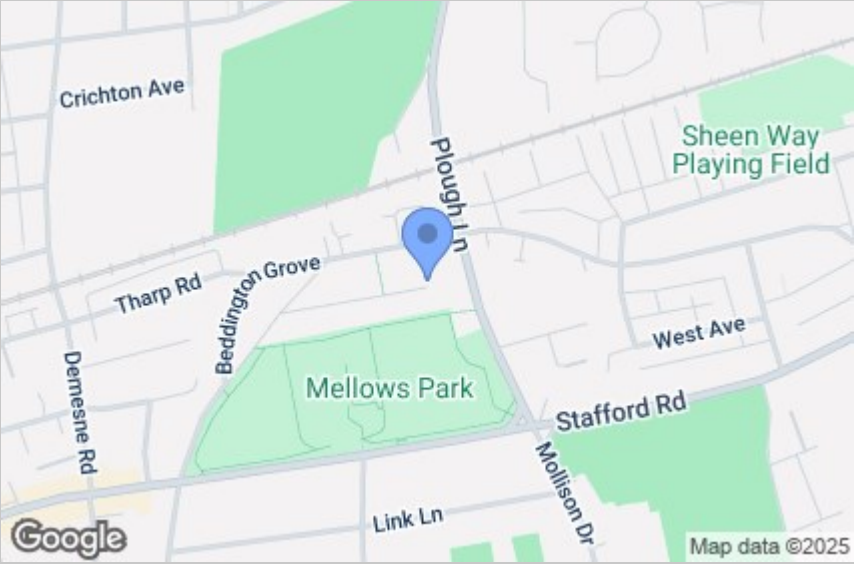


Viewing

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

