



27 Longfield Avenue, Wallington, SM6 7AZ



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Offers in excess of
£350,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to offer this superb two bedroom ground floor maisonette presented in great order throughout, offering spacious accommodation, a beautifully maintained large private rear garden, and off street parking. The property has been lovingly maintained by the current owners with a modern and bright interior throughout, including a contemporary bathroom and kitchen, and is ready to move straight into. One of the standout features is the direct access to the larger than average garden, which provides a perfect place to relax and entertain family and friends.

Situated in a desirable residential road in Wallington, and perfectly located for easy access to Hackbridge mainline train station and fast links into Central London this is an ideal purchase for commuters., There are a wide variety of shops, cafes and amenities nearby, and Beddington Park and The Wandle Trail are lovely green spaces which are within easy walking distance.

Accommodation
Front door into
Entrance Hall
Built in storage cupboard, laminate flooring .
Living Room
Feature fireplace, laminate flooring, radiator, double glazed French doors opening out the garden
Kitchen
Range of modern gloss fitted kitchen units and drawers with laminate worktops, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob with chrome extractor hood above, space for washing machine and dishwasher, tiled splashback, vinyl flooring, wall mounted boiler, double glazed window to side aspect
Bathroom
Modern suite comprising of panel enclosed bath with shower screen and chrome mixer tap with showerhead attachment, WC, pedestal wash handbasin with chrome mixer tap, radiator, part tiled walls, vinyl flooring, double glazed window to side aspect
Bedroom One
Fitted carpet, radiator, double glazed window to side aspect
Bedroom Two
Radiator, fitted carpet, double glazed window to front aspect
Outside
To the front
Driveway with off street parking
Rear Garden
Well maintained garden with large lawn area, two patio sections, bike storage, gazebo with built in seating, garden shed, gate with side access, outdoor power socket.

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

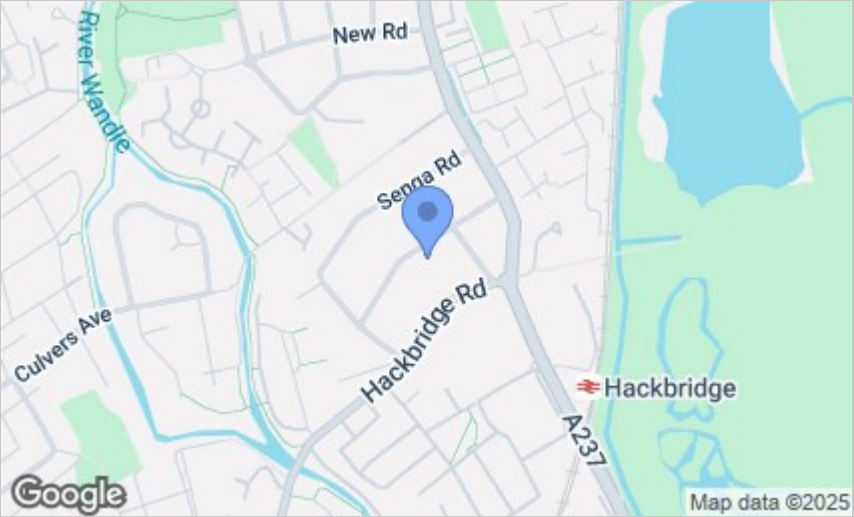


Viewing

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

