



29 Royston Avenue, Wallington, SM6 8HZ



Guide price £575,000

Cromwells  
ESTATE AGENTS





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

The benefits from a modern kitchen and bathroom, a downstairs WC, a detached garage, a pretty rear garden and NO ONWARD CHAIN.

Accommodation  
UPVC double glazed entrance porch  
Quarry tiled step, obscure double glazed front door to..

Spacious entrance hall  
Obscure double glazed window to front aspect, single panel radiator, under stairs storage cupboards, wall mounted thermostat, coved ceiling.

Lounge  
UPVC double glazed bay window to front aspect, fireplace with solid surround, dado rail, coved ceiling, double panel radiator..

Dining room  
UPVC double glazed windows and patio doors to rear aspect, coved ceiling, single panel radiator, archway to..

Kitchen  
Modern range of fitted wooden wall units with matching cupboards and drawers below, solid worktops with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with oven/grill below and extractor fan above, space and plumbing for washing machine, space for tall standing fridge/freezer, wall mounted boiler, tiled splash back, UPVC double glazed windows to side and rear aspects and door leading to garden.

Downstairs WC  
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, heated chrome towel rail, obscure double glazed window to front aspect, coved ceiling, extractor fan.

Stairs to 1st floor landing  
Obscure double glazed window to side aspect, loft access, coved ceiling.

Bedroom one  
UPVC double glazed bay window to front aspect, fitted wardrobes, single panel radiator.

Bedroom two  
UPVC double glazed window to rear aspect, fitted wardrobes, single panel radiator, coved ceiling.

Bedroom three  
UPVC double glazed window to front aspect, single panel radiator, coved ceiling.

Bathroom  
Modern four piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, tiled cubicle with thermostatic power shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, wood flooring, tiled walls, obscure double glazed window to side aspect.

Rear garden (Easterly aspect)  
Approximately 70ft  
Paved patio area with footpath to rear, mainly laid to lawn with mature shrubs and flower beds bordering, decorative rockery, brick built barbecue, fence and brick wall enclosed, gated side access.

Detached garage  
Up/Over door at front and access to garden.

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.











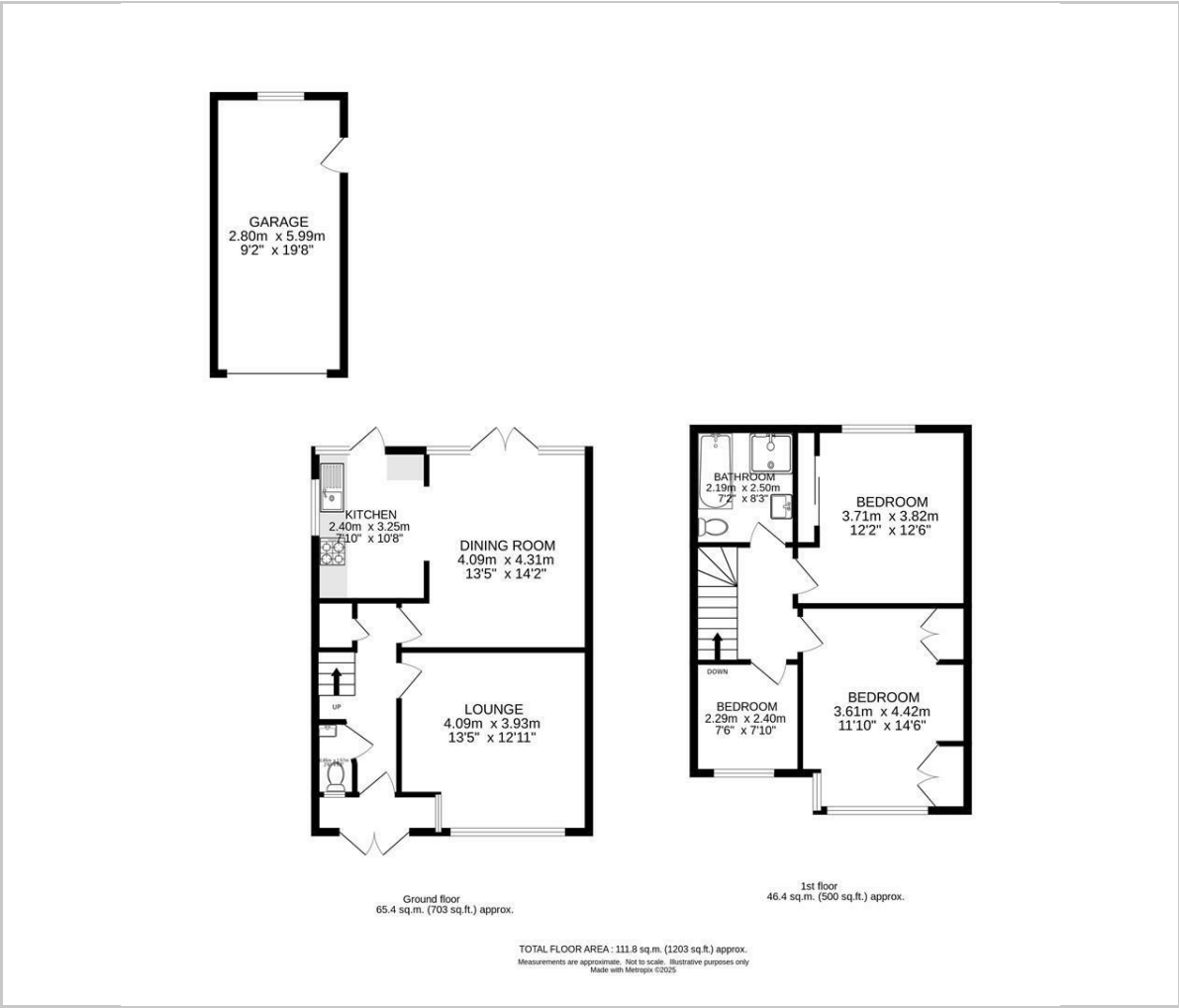








Floor Plan

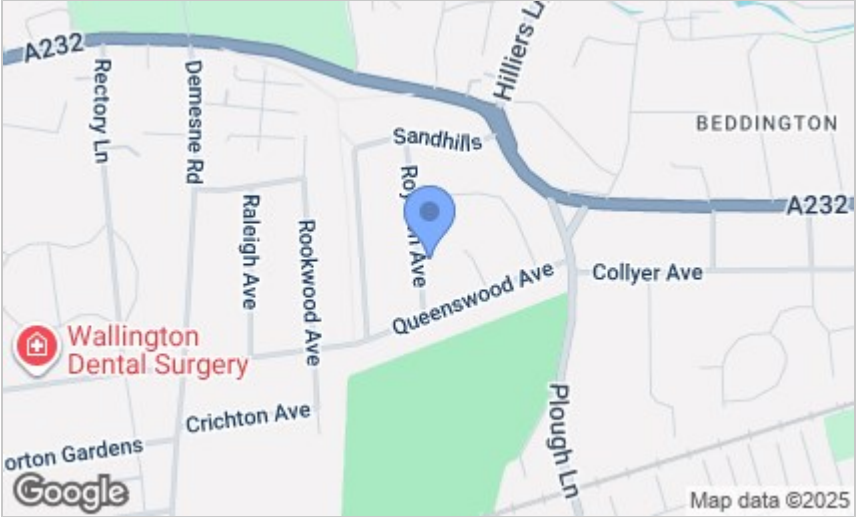


Viewing

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

