



63 Upper Road, Wallington, SM6 8JY



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Guide price £400,000

Cromwells
ESTATE AGENTS



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Wallington, SM6 8JY

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Cromwells Wallington are delighted to offer this two double bedroom house backing directly onto Mellows Park. The property benefits from two reception rooms, a sun room, a downstairs WC, and no onward chain.

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 glazed wooden door to..

Entrance porch

Quarry tiled step, obscure glazed wooden front door to..

Entrance hall

Obscure double glazed window to front aspect, fitted storage cupboard, single panel radiator, two under stairs storage cupboards, plate rack.

Lounge

Double glazed bay window to front aspect, double panel radiator, gas fireplace with tiled surround.

Dining room

UPVC double glazed window to rear aspect, double panel radiator, fireplace.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top s with inlaid stainless steel sink and chrome mixer tap, space for cooker, space for tall standing fridge/freezer, single panel radiator.





Sunroom

Glazed windows to rear aspect and door leading to garden, double panel radiator, large storage cupboard, fitted wall units.

Downstairs WC

Consisting of low-level flush WC and wash hand basin with chrome taps.

Stairs to 1st floor landing

Loft access

Bedroom one

Two double glazed windows to front aspect, fitted and built in wardrobes, cupboard housing hot water tank, two single panel radiators, fireplace.

Bedroom two

UPVC double glazed window to rear aspect, fitted wardrobes and shelving, single panel radiator.

Bathroom

Three piece suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome tap, low level flush WC, single panel radiator, UPVC double glazed window to rear aspect.

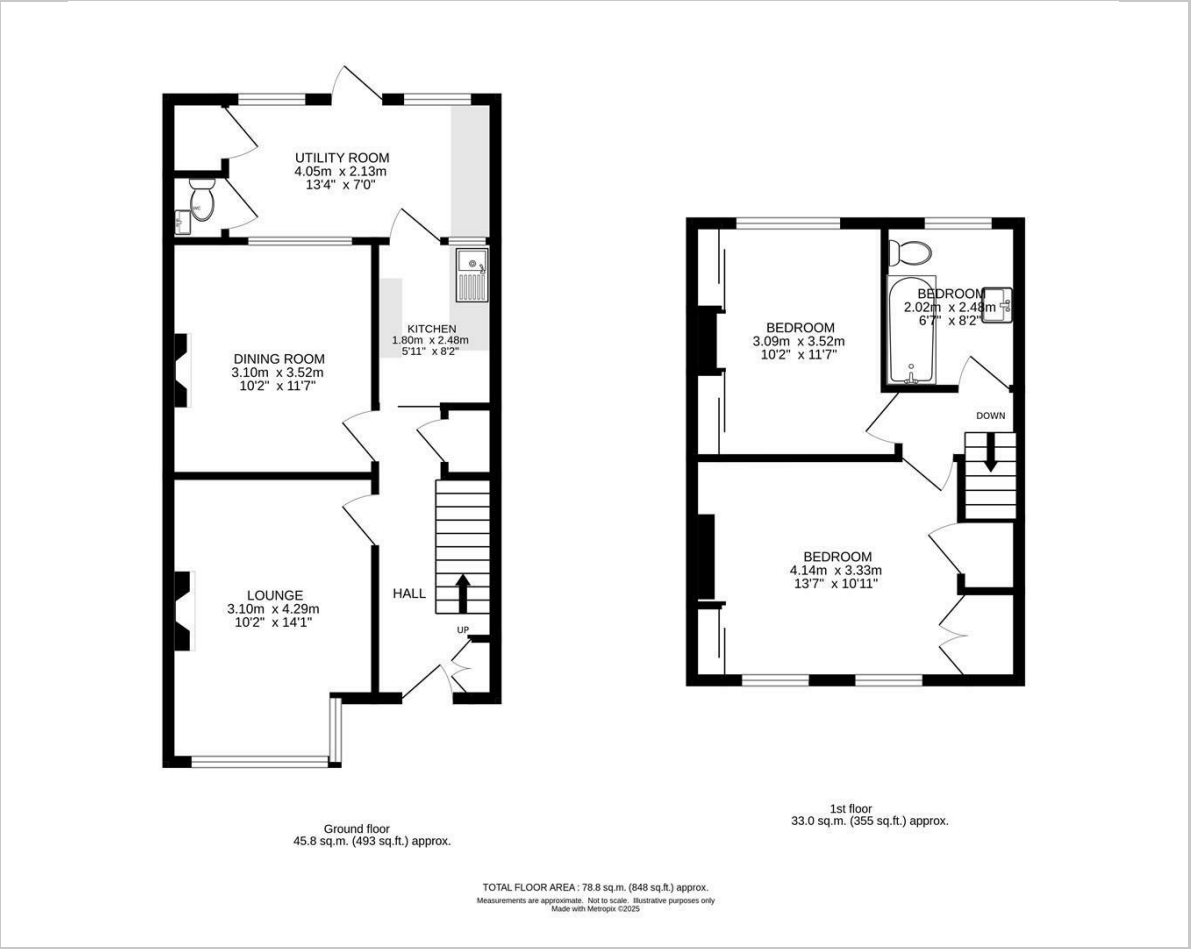
Rear garden – (Backing directly onto Mellows Park)

Approximately 60ft Paved patio areas with footpath leading to rear, mature shrubs bordering, large greenhouse and wooden garden shed, fence enclosed.

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

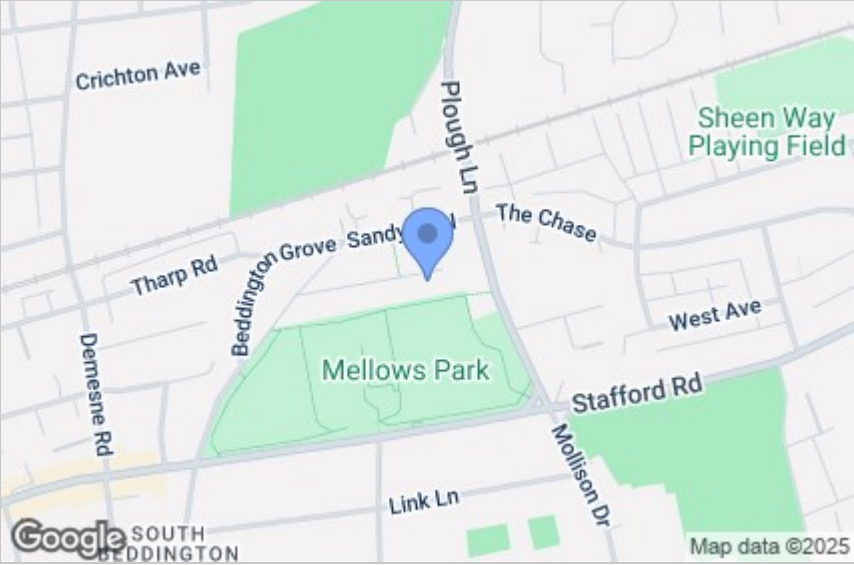


Viewing

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

