



18 The Holt

Wallington, SM6 7LG

Guide price £600,000



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Cromwells Wallington are pleased to offer this immaculately presented two/three bedroom semi detached bungalow sold with no onward chain, nestled away in a desirable cul-de-sac in Wallington and close to excellent schools, local shops and the historic Beddington Park. The property has been fully renovated in the last few years with a contemporary kitchen and bathroom, and a modern and bright interior throughout. The accommodation is flexible with the option to have as a two or three bedroom bungalow, depending on individual needs. Outside there is a landscaped wraparound garden, with a detached garage and shed providing great storage space.

The Holt is only a short walk to Wallington County Grammar School, and Beddington Infants and Holy Trinity Primary School are also close by. Local shops and bus links are within easy reach and both Wallington and Carshalton Village are just a short walk away. This lovely property must be viewed to appreciate its sought after location and the size and flexible space it has to offer.

Accommodation

Entrance Hall

Part glazed composite front door, built-in cupboard with sliding doors, radiator, laminate flooring, fitted storage cupboard.

Bedroom Two

Double glazed window to front and side aspect, radiator, fitted wardrobe, fitted carpet

Bedroom One

Range of built in wardrobes, radiator, fitted carpet, double glazed bay window to front aspect

Bedroom Three/Dining Room

Double glazed window to side aspect, radiator, laminate flooring, loft access (with pull down ladder, part boarded).

Living Room

Electric fireplace, radiators, fitted carpet, double doors opening out to....

Sun Room

Glazed roof, radiator, laminate flooring, double glazed windows and patio door opening out to garden.





Shower Room

Shower cubicle with folding door, thermostatic 'Mira' shower, vanity wash handbasin with chrome mixer tap and storage below, WC, heated chrome towel rail, tiled walls, extractor fan, vinyl floor, double glazed obscure window to side aspect.

Kitchen

Range of modern fitted kitchen units and drawers, laminate worktop, inset sink with chrome mixer tap, integrated oven, gas hob with extractor hood above, space for tall fridge freezer, washing machine, and tumble dryer, integrated slimline dishwasher, cupboard housing 'Worcester' boiler, laminate flooring, double glazed window to rear aspect, part glazed door providing side access, radiator.

Garden

Block paved wraparound garden, borders with mature shrubs and flowers, outside tap, side gate.

Detached Garage

With power and light, up and over door.

Potting Shed

With power and light.

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

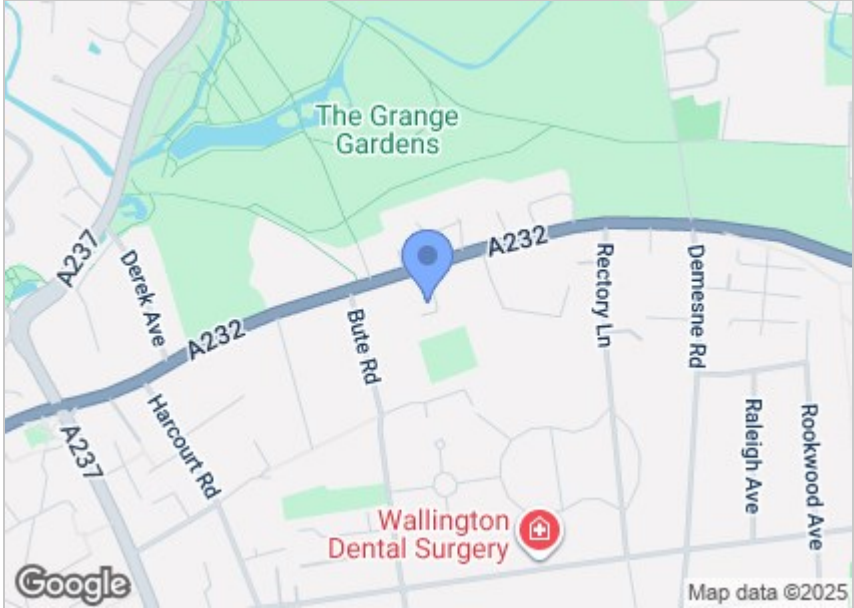


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

