



22 Osmond Gardens, Wallington, SM6 8SU



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£700,000

Cromwells
ESTATE AGENTS



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* **VENDOR SUITED*** Don't miss out on this splendid five bedroom semi detached home which has been beautifully maintained and extended by the current owners to create spacious accommodation for all the family. The property offers a separate lounge to the front, and an open plan dining and family room to the rear which is a lovely social space to entertain family and friends. There is a well equipped kitchen with integrated appliances, and a separate utility area for added convenience. You will also find a large bathroom on the ground floor, with both a shower and bath. Upstairs features five bedrooms and a modern shower room across two floors. Outside there is off street parking to the front, and a large well established garden, with a detached workshop and shed providing excellent storage space.

The property is ideally situated for those looking to be close to local excellent grammar schools with Wallington High School for Girls, Wilsons Grammar School and Wallington County Grammar all within easy travelling distance. There are also good transport links, with local bus routes nearby and Wallington mainline train station giving easy access to London and Gatwick. Local parks and Wallington High Street are only a short walk away, with a wide range of shops, cafes and supermarkets available.

A viewing is highly recommended to appreciate the size and space of this lovely home.

Accommodation
Entrance Hall
Part glazed solid teak front door, radiator, understairs storage cupboard, Karndean flooring.

Living Room
Cast iron fireplace, built in bookshelves with storage cupboards, radiator, fitted carpet, double glazed bay window to front aspect.

Bathroom
Panel enclosed bath with chrome taps, pedestal wash handbasin with chrome mixer tap, WC, shower cubicle with electric shower, built in vanity area, shaver point, radiator, tiled walls, vinyl flooring, obscure windows to side aspect.

Open plan Family and Dining Room

Living Area
Brick fireplace with log burner, built in storage cupboards with shelving, radiator, Karndean flooring

Dining Area
Radiator, Karndean flooring, Velux window, double glazed wooden French doors opening out to garden.

Kitchen
Country style kitchen with range of fitted kitchen units and drawers, laminate worktop, inset one and a half bowl ceramic sink with chrome mixer tap, Rangemaster cooker, integrated under counter fridge freezer and dishwasher, radiator, vinyl flooring, window to rear aspect, utility area with space for washing machine and tumble dryer, window to side aspect, double glazed wooden door opening out to garden.

Stairs to 1st floor landing

Bedroom One
(Current used as a hobby room)
Radiator, fitted carpet, built-in wardrobe, double glazed window to front aspect

Bedroom Two
Radiator, fitted carpet, double glazed window to rear aspect

Bedroom Three
(Currently used as a hobby room)
Radiator, built-in cupboard housing 'Worcester' boiler and immersion heater, fitted carpet, double glazed window to rear aspect

Bedroom Four

(Currently used as a study room)
Radiator, fitted carpet, double glazed window to front aspect

Stairs to second floor landing, double glazed window to side aspect

Bedroom Five
Radiator, fitted carpet, eaves storage, double glazed window to rear aspect, Velux window.

Shower Room
Modern three-piece suite comprising of corner shower cubicle with sliding doors, electric 'Triton' shower, WC, vanity wash handbasin with chrome mixer tap and storage below, heated chrome towel rail, tiled flooring with underfloor heating, double glazed obscure window to rear aspect.

Outside

Front garden and paved driveway with off street parking

Rear Garden
Beautifully maintained southerly aspect garden with paved patio area, lawn section, borders with shrubs and flowers, summer house, greenhouse, garden shed, detached workshop with power and light, side access

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

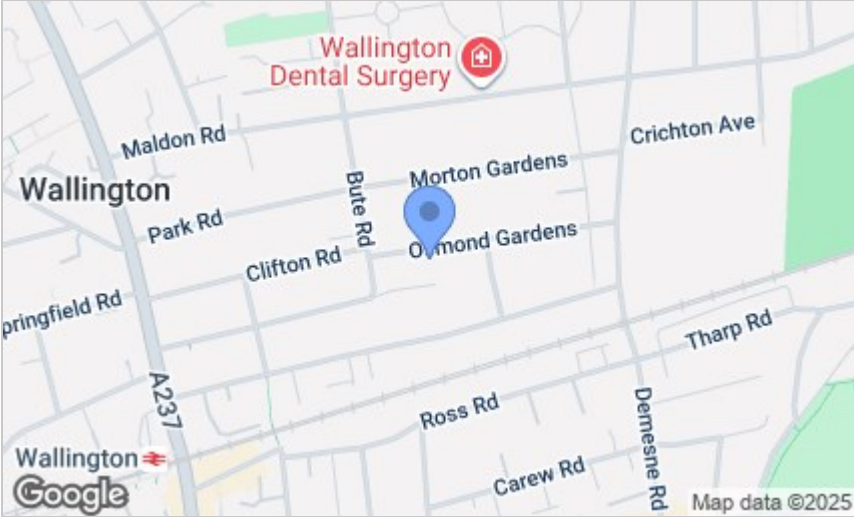


Viewing

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

