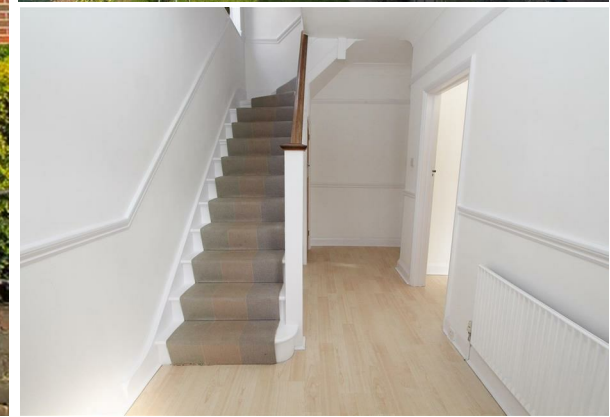




90 Demesne Road, Wallington, SM6 8EY



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Offers over £580,000

Cromwells
ESTATE AGENTS



90 Demesne Road, Wallington, SM6 8EY

Don't miss out on this stunning three bedroom semi detached family home which has been finished to a high specification and is perfect for those looking for something ready to move into! The property has a bright and airy interior and offers spacious room sizes, a modern kitchen and bathroom, a beautiful landscaped garden and a pleasant outlook over allotments.

Demesne Road is ideally located 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.

Accommodation
Sheltered entrance, front door into....

Entrance Hall
Wood laminate flooring, radiator, under stairs storage cupboard

Living Room
Gas fireplace, radiator, wood laminate flooring, double glazed bay window to front aspect

Dining Room
Radiator, wood laminate flooring, double glazed bi folding doors opening out to garden.

Kitchen
Range of modern white gloss fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated 'Neff' oven, 'Hotpoint' gas hob, chrome extractor hood above, integrated fridge, space and plumbing for washing machine and dishwasher, tiled splashback, double glazed window to rear aspect, wood laminate flooring.

Stairs to 1st floor landing
Double glazed stained glass window to side aspect, varnished floorboards, loft access (with pull down ladder and light, boarded for storage with Velux windows)

Bedroom One
Range of fitted wardrobes and cupboards, wood laminate flooring, radiator, double glazed bay window to front aspect

Bedroom Two
Range of fitted wardrobes and cupboards, radiator, fitted carpet, double glazed window to rear aspect with bespoke fitted shutters

Bedroom Three
Varnished floorboards, radiator, double glazed window to front aspect with bespoke fitted shutters

Bathroom
Corner shower cubicle with sliding doors, thermostatic shower, pedestal wash handbasin with chrome mixer tap, panel enclosed bath with chrome mixer tap, radiator, part tiled walls, tiled

flooring, double glazed obscure window to rear aspect

Separate WC
WC, double glazed obscure window to side aspect, part tiled walls, tiled flooring

Outside

Front
Front garden with lawn section, driveway with off street parking for one car, shared side access

Rear Garden
Beautifully maintained rear garden mainly laid to lawn with shrubs and flowers bordering, decking area, rear access, shed, 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

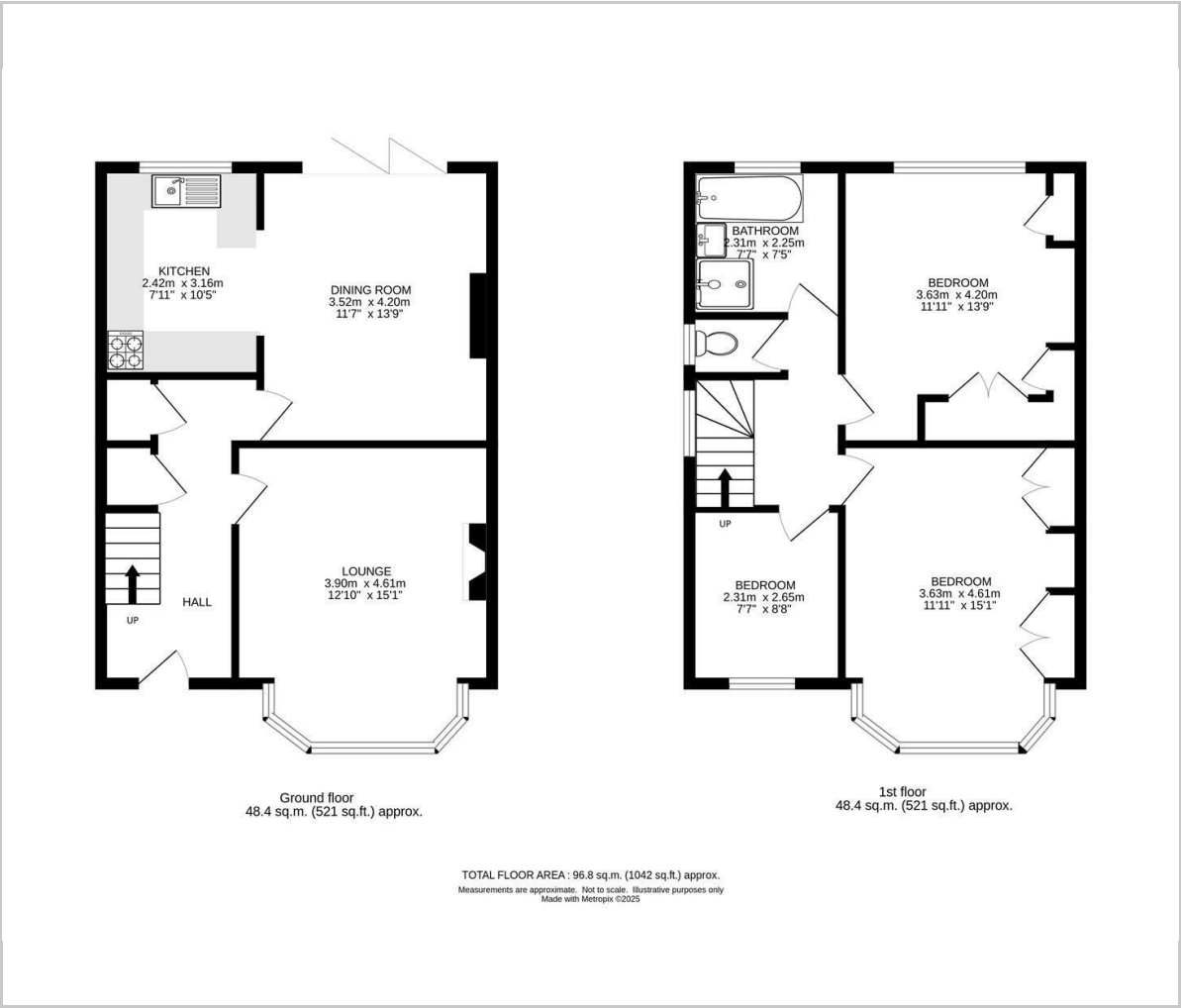








Floor Plan

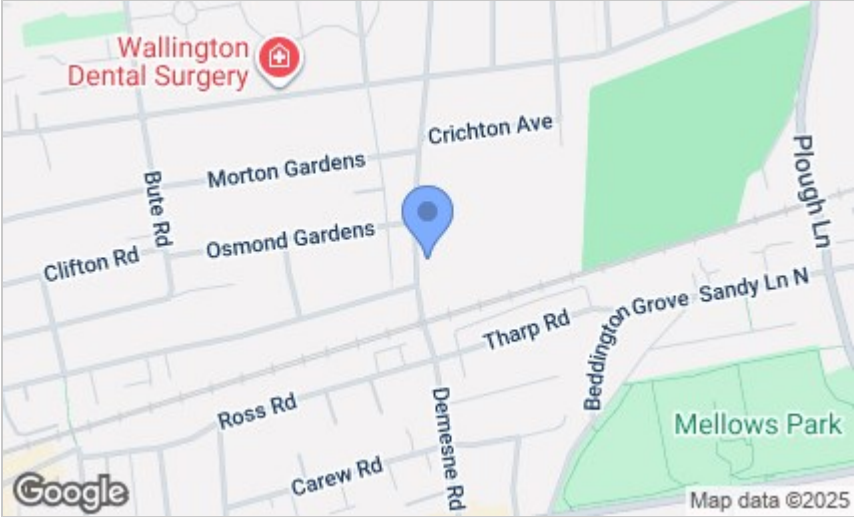


Viewing

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

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

