



81 Demesne Road, Wallington, SM6 8EW



Guide price £800,000

**Cromwells**  
ESTATE AGENTS



# 81 Demesne Road, Wallington, SM6 8EW

Cromwells Wallington are delighted to offer this STUNNING five bedroom extended family home. The property offers a wealth of modern accommodation including a 25ft kitchen/diner/family room, a downstairs WC, study, and ample off street parking.

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

Obscure double glazed composite door to..

### Entrance porch

Tiled flooring, obscure UPVC double glazed windows to front aspect, composite front door to..

### Spacious entrance hall

Tiled flooring with underfloor heating, wall mounted alarm panel, under stairs storage cupboards.

### Lounge

UPVC double glazed bay window to front aspect, fitted plantation shutters, tiled flooring with underfloor heating.

### Open plan kitchen/diner/family room

Range of fitted gloss wall units with matching cupboards and drawers below, quartz worktops with inlaid ceramic sink and chrome mixer tap with hose attachment, inlaid gas hob with extractor fan above, integrated dishwasher, integrated oven/grill, space for American style fridge/freezer, island with breakfast bar, feature skylights and bi folding doors to rear aspect, media wall, tiled flooring with underfloor heating, wall mounted air conditioning unit.

### Study

UPVC double glazed window to front aspect, fitted plantation shutters, space and plumbing for washing machine and tumble dryer.

### Downstairs WC

Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, tiled flooring with underfloor heating, extractor fan.

### Stairs to 1st floor landing

Fitted storage cupboard, single panel radiator.

### Bedroom two

UPVC double glazed bay window to front aspect, fitted plantation shutters, modern radiator.

### Bedroom three

UPVC double glazed window to rear aspect, fitted plantation shutters, double panel radiator.

### Bedroom four

UPVC double glazed windows to front aspect, fitted plantation shutters, double panel radiator.

### Bedroom five

UPVC double glazed window to rear aspect , fitted plantation shutters , single panel radiator .

### Family Bathroom

Modern suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, heated towel rail, tiled flooring, tiled walls, shaver point, obscure UPVC double glazed window to rear aspect.

### Stairs to 2nd floor

### Main bedroom

UPVC double glazed window to rear aspect, fitted plantation shutters, double panel radiator, Velux window to front aspect, built-in storage cupboards with hanging rail.

### Rear garden – Westley aspect

Approximately 70ft

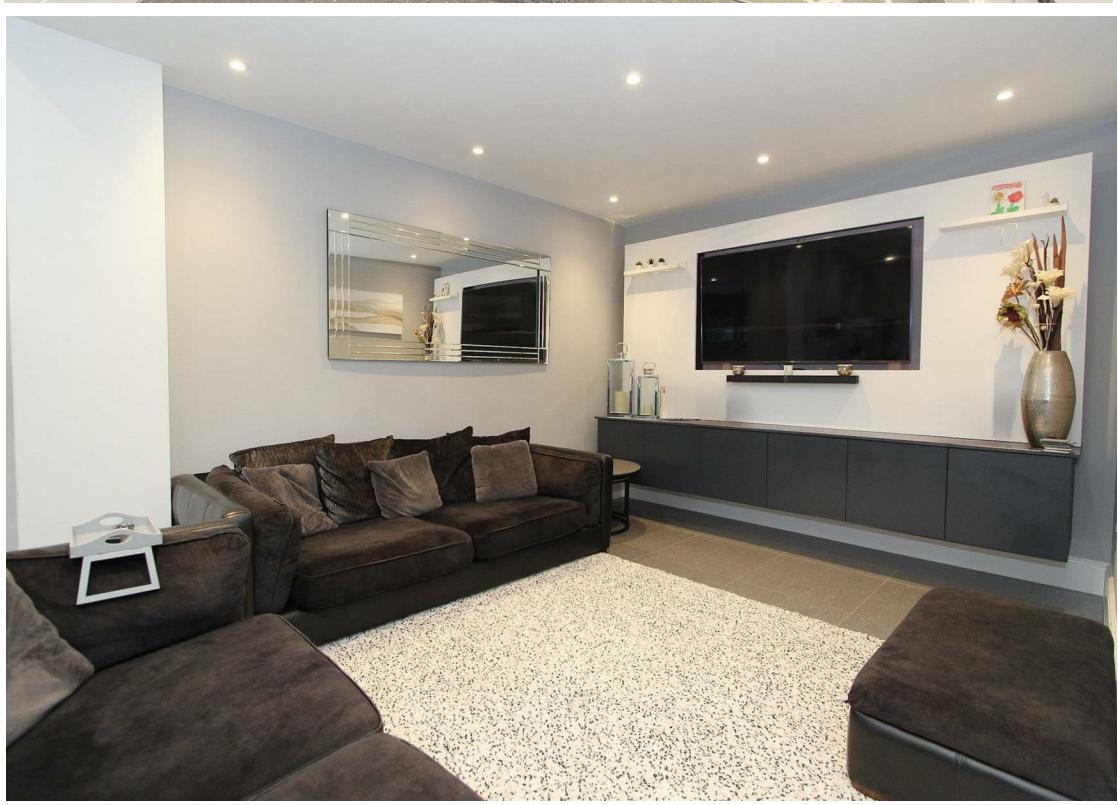
Hardstanding seating area with steps leading to lawn section, further sheltered seating area, mainly lawn, fence enclosed, brick Bute storage shed.

### Front

Block paved driveway providing ample off street parking and bin storage.

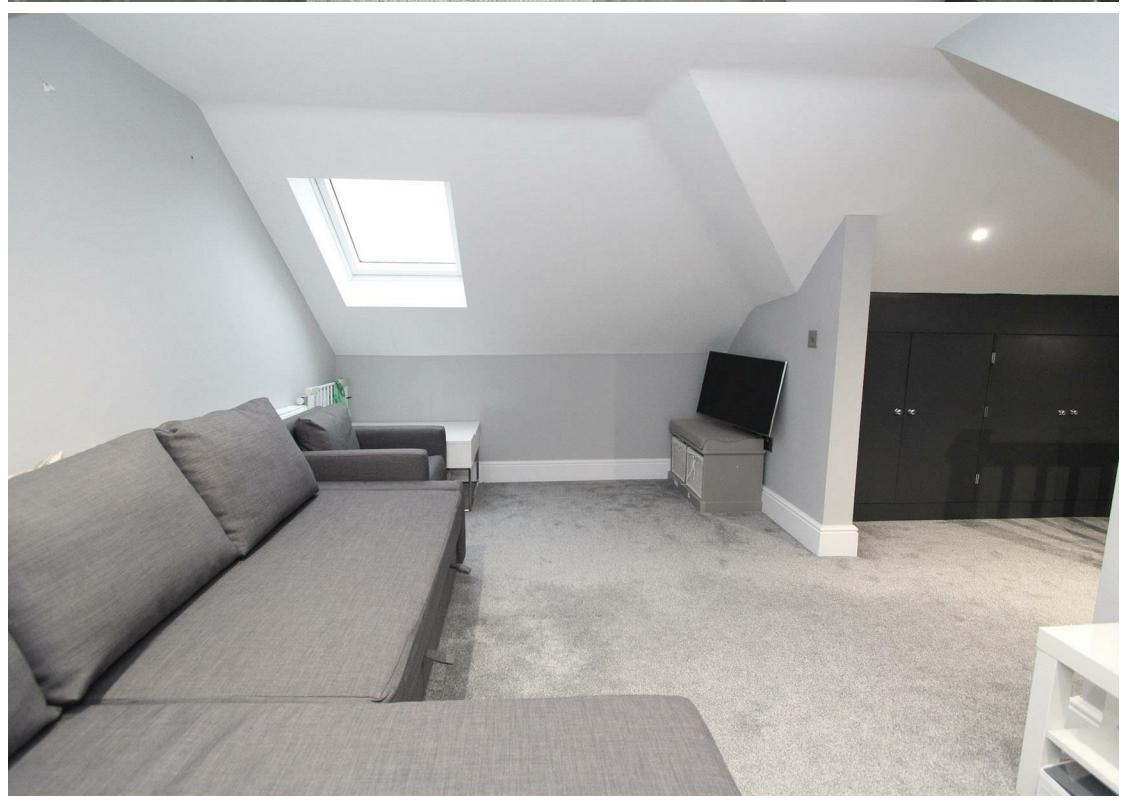
## BUYER'S INFORMATION

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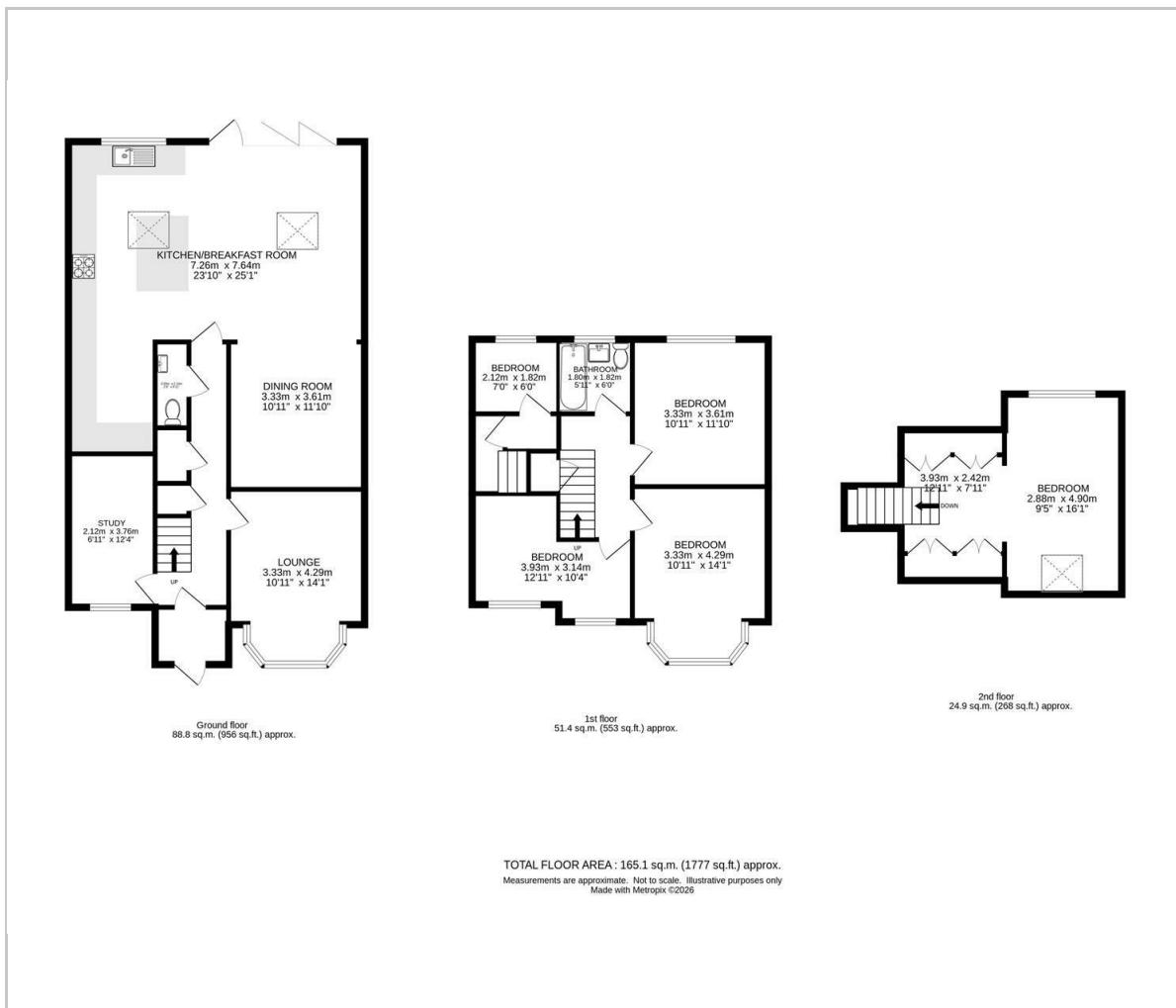








## Floor Plan

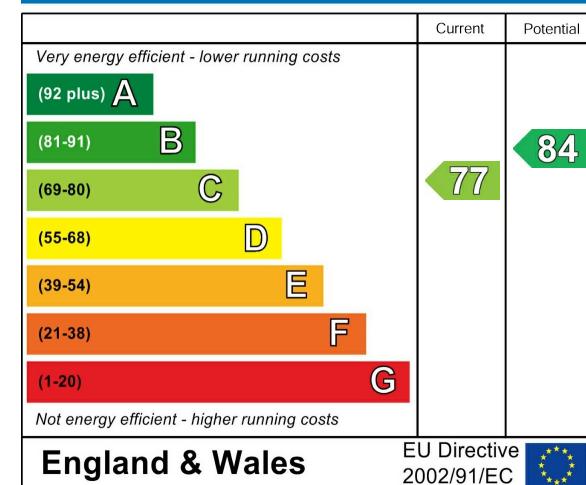


## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating



## 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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