



18 Church Lane, Wallington, SM6 7ND



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Guide price £525,000

Cromwells
ESTATE AGENTS



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Wallington, SM6 7ND

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Nestled in the charming area of Church Lane, Wallington, this delightful three-bedroom townhouse offers a perfect blend of comfort and modern living. Spanning an impressive 1,061 square feet, the property boasts a spacious reception room providing ample space for both relaxation and entertaining. The well-appointed kitchen and contemporary family bathroom reflect a modern aesthetic, ensuring that the home is both stylish and functional.

The accommodation is versatile, making it suitable for families or professionals seeking extra space. In addition to the three bedrooms, the property features a convenient utility room and a separate WC, enhancing the practicality of daily living. The garage adds further convenience, while off-street parking ensures that you will never have to worry about finding a space.

Situated in a desirable location, this townhouse is just a stone's throw away from the historic Beddington Park and the picturesque River



Accommodation

Entrance Porch

Entrance Hall

Nest smart heating control, radiator, laminate flooring, understairs storage cupboard, utility cupboard with space and plumbing for washer/dryer.

Garage

Up and over door, power and light.

Utility Room

Space for American fridge freezer, door leading out to garden.

Bedroom One

Radiator, laminate flooring, double glazed window to rear aspect.

Stairs to 1st floor landing

Radiator, laminate flooring.

Living Room

Laminate flooring, radiator, double glazed windows to front aspect.

WC

Vanity wash hand basin with chrome mixer tap and storage below, shaver point, WC, part tiled walls, heated chrome towel rail, double glazed obscure window to side aspect





Kitchen

Range of modern white gloss fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven, induction hob with chrome extractor hood above, integrated dishwasher, tiled splashback, wall mounted 'Worcester' boiler, radiator, laminate flooring, double glazed windows to rear aspect.

Stairs to 2nd floor landing, loft access.

Bedroom Two

Varnished floorboards, range of fitted wardrobes, radiator, double glazed window to front aspect.

Bedroom Three

Varnished floorboards, built in wardrobe, cupboard housing water tank, radiator, double glazed window to rear aspect.

Bathroom

Panel enclosed bath with shower screen and chrome taps, thermostatic shower with rain showerhead and hand shower attachment, pedestal wash hand basin with chrome mixer tap, WC, part tiled walls, tiled flooring, double glazed obscure window to side aspect.

Outside

Driveway with off street parking to the front EV charger

Rear Garden

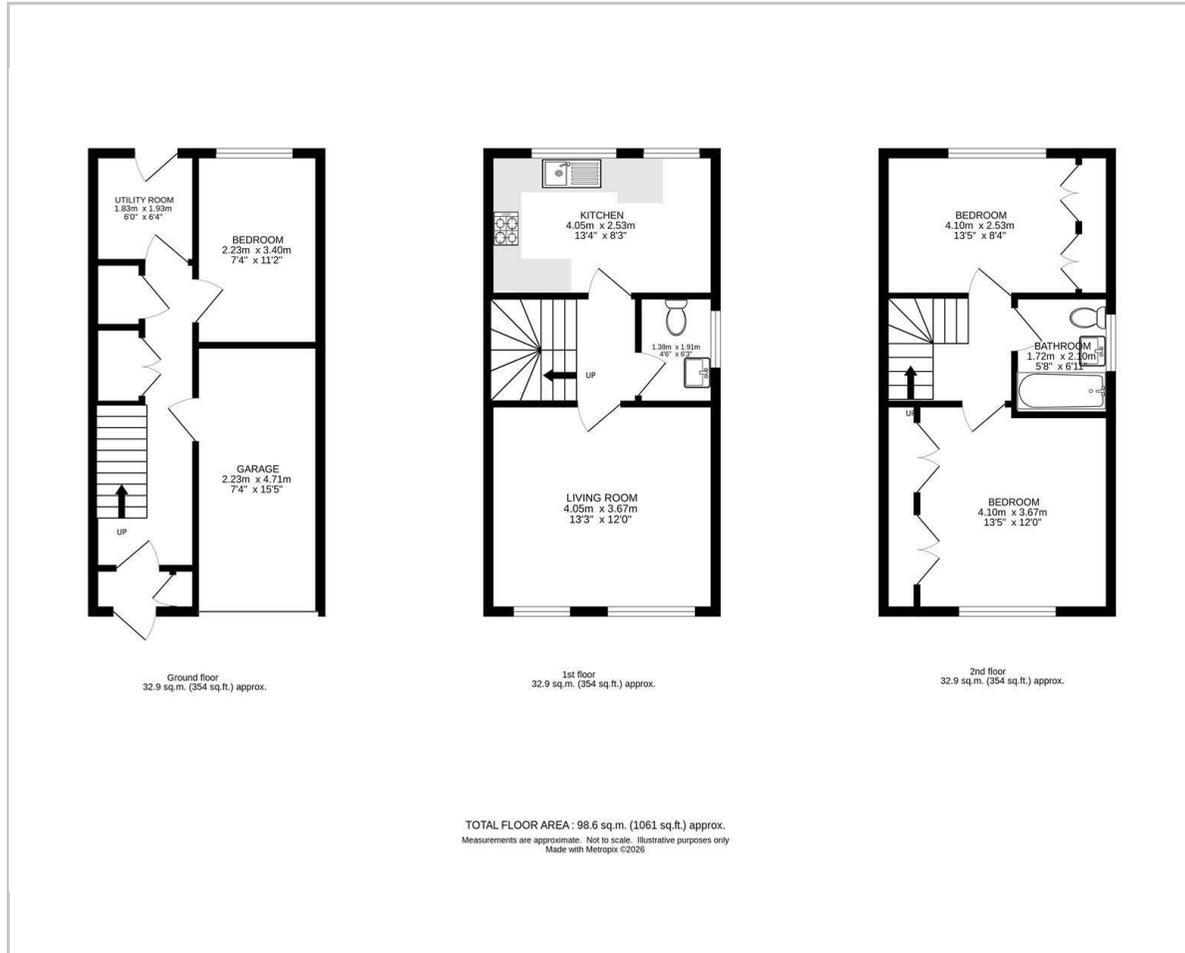
Elevated decking area, steps down to paved garden, gate providing side access, fence enclosed, water tap and outdoor power socket.

BUYER'S INFORMATION

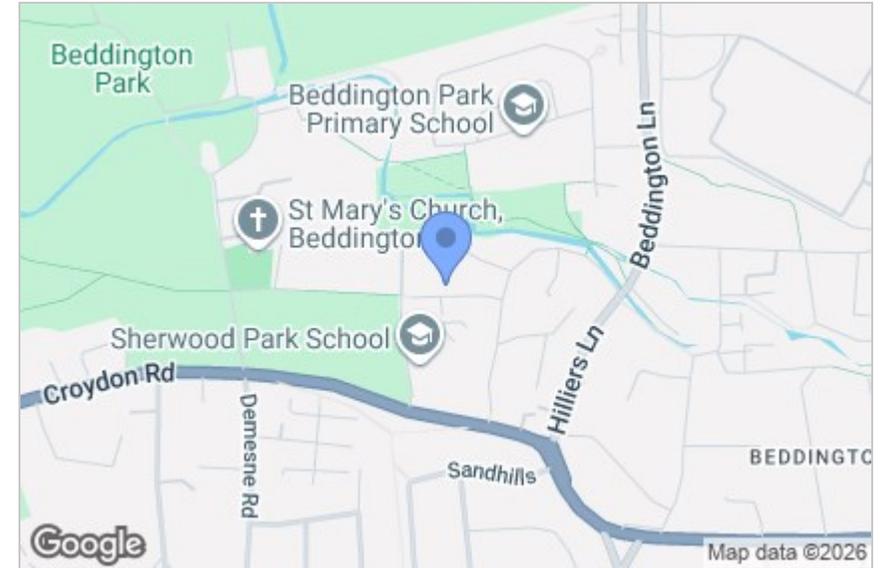
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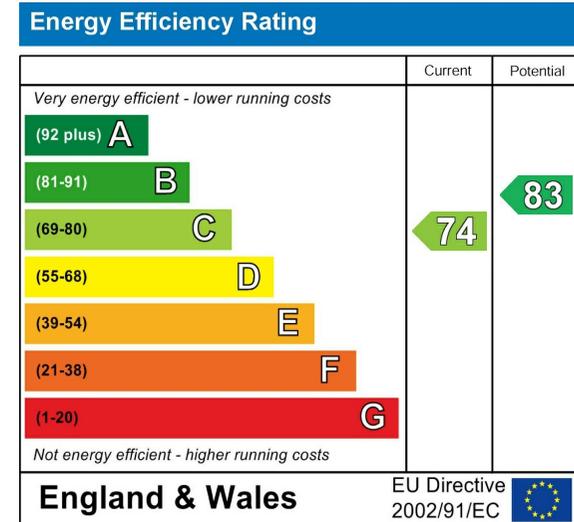
Floor Plan



Area Map



Energy Efficiency Graph



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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