

2 Elm Grove Parade, Wallington, Surrey, SM6 7JE



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Guide price £600,000

Cromwells
ESTATE AGENTS



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Wallington, SM6 7JE

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Don't miss out on this well presented and extended three bedroom semi detached family home, situated in a popular residential road in the Butter Hill area of Wallington. This lovely property boasts spacious accommodation for all the family with a large open plan living dining room, a modern kitchen diner with doors opening out to the rear garden, a downstairs shower room, three bedrooms and a family bathroom upstairs. There is fantastic scope to extend the property into the loft, subject to relevant planning permissions being granted.

Located in a desirable residential area, this property is ideal for those looking to be close to transport links, local parks and sought after schools. Call to book your viewing now!



Accommodation

Double glazed Entrance Porch

Entrance Hall

Radiator, tiled flooring, under stairs storage cupboard.

Open plan Living Dining Room

Laminate flooring, radiators, double glazed window to front aspect, double glazed sliding doors leading into kitchen.

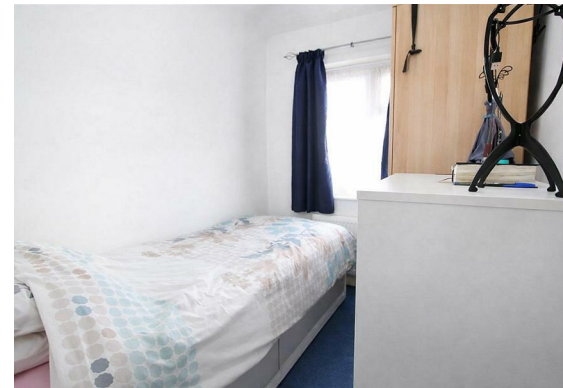
Kitchen Diner

Range of modern white gloss fitted kitchen units and drawers, granite worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven/grill, gas hob and extractor hood above, integrated fridge freezer, breakfast bar, tiled splashback, tiled flooring, radiator, two skylights, double glazed sliding patio doors leading out to garden, double glazed window to rear aspect.

Shower Room

Corner shower cubicle with sliding doors, thermostatic shower with rain showerhead and





hand shower attachment, vanity wash hand basin with chrome mixer tap, WC, heated chrome towel rail, extractor fan, tiled walls and flooring, utility cupboard with fitted shelving and space and plumbing for washer dryer.

Stairs to 1st floor landing
Double glazed window to side aspect, fitted carpet, loft access

Bedroom One
Range of built-in wardrobes, radiator, fitted carpet, double glazed window to front aspect

Bedroom Two
Built-in wardrobes, radiator, fitted carpet, double glazed window to rear aspect

Bedroom Three
Radiator, fitted carpet, double glazed window to front aspect

Bathroom
Three-piece suite comprising panel enclosed bath with chrome mixer tap, electric 'Mira' shower, wash basin with chrome mixer tap, enclosed WC, heated chrome towel rail tiled flooring, double glazed obscure window to rear aspect.



Outside

Paved driveway providing off street parking

Rear Garden
Detached garage, paved patio area, lawn section, 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



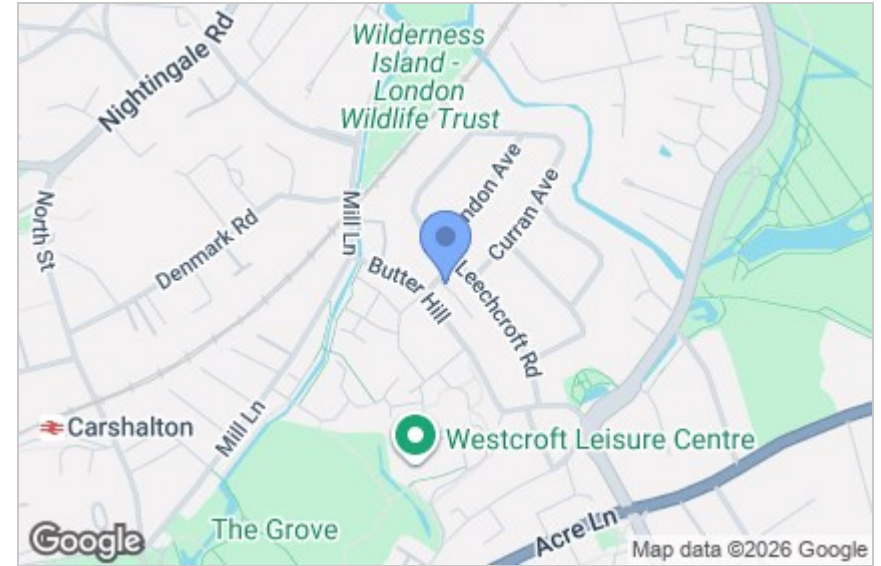
Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating

