



26 Parkgate Road, Wallington, SM6 0AH



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£335,000

Cromwells
ESTATE AGENTS



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A chance to acquire a two double bedroom ground floor maisonette which has a beautiful modern and bright interior, and includes a spacious kitchen diner, a pretty courtyard garden and share of freehold. It is situated in a prime location between Wallington town centre and Carshalton Village, close to all transport links, shops and amenities. Viewing highly recommended.

Accommodation
Sheltered entrance
UPVC double glazed front door leading into..

Entrance Hall
Wood laminate flooring, wall mounted "hive" heating control, two storage cupboards.

Living Room 14'4 x 11'5
Picture rail, double panelled radiator, UPVC double glazed window to front aspect, open fireplace with solid surround.

Kitchen/Diner 15'0 x 10'1
Laminate worksurface with drawers and cupboards below, matching wall units above, stainless steel sink with chrome mixer tap, space for electric cooker, extractor fan above, space and plumbing for washing machine, combination boiler, tiled surround, tiled floor, UPVC double glazed window to rear aspect and patio door leading out to garden.

Bedroom One 11'5 x 11'5
Picture rail, fitted carpet, panelled radiator, UPVC double glazed window to rear aspect.

Bedroom Two 10'9 x 8'10
Picture rail, fitted carpet, panelled radiator, UPVC double glazed window to front aspect.

Bathroom 6'7 x 5'0
Panel enclosed bath with shower screen, electric shower, pedestal wash hand basin with Victorian style chrome mixer taps, low-level WC, part tiled walls, Victorian style floor tiles, UPVC obscure double glazed window to rear aspect.

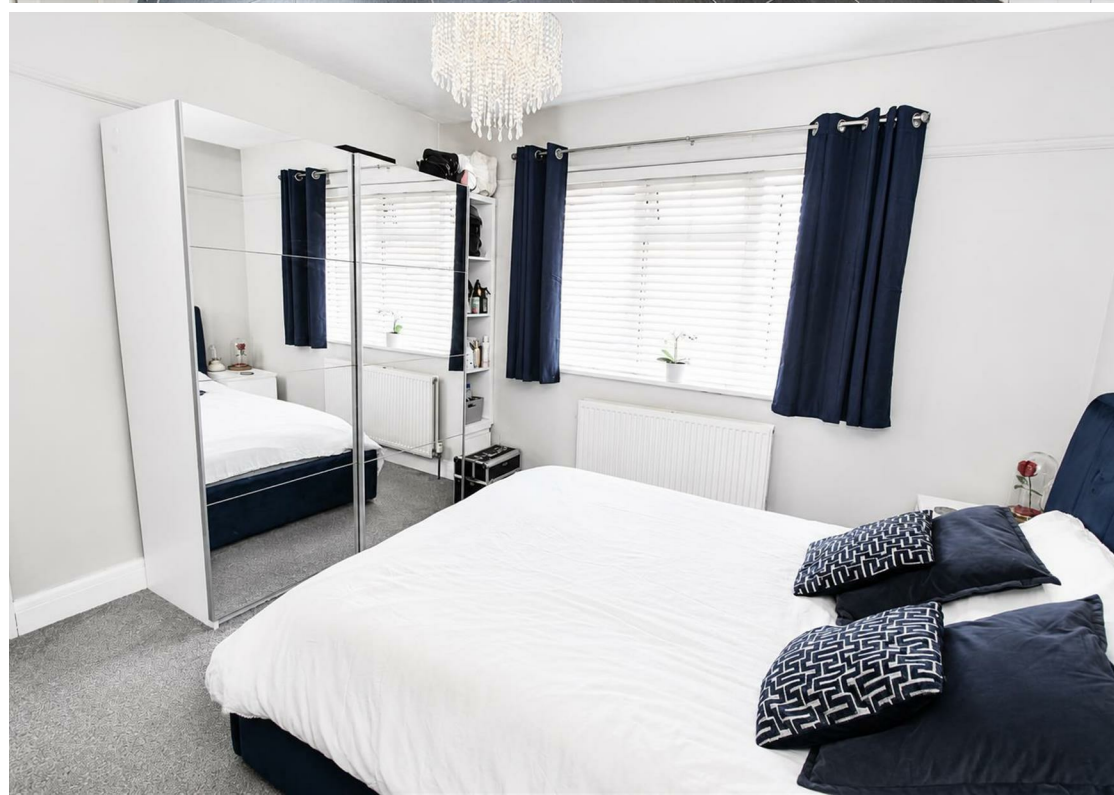
Outside

To the front
Front garden with lawn area, shrubs and shared access path.

Garden
Private section of shared garden, courtyard style with patio area, fence enclosed.

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

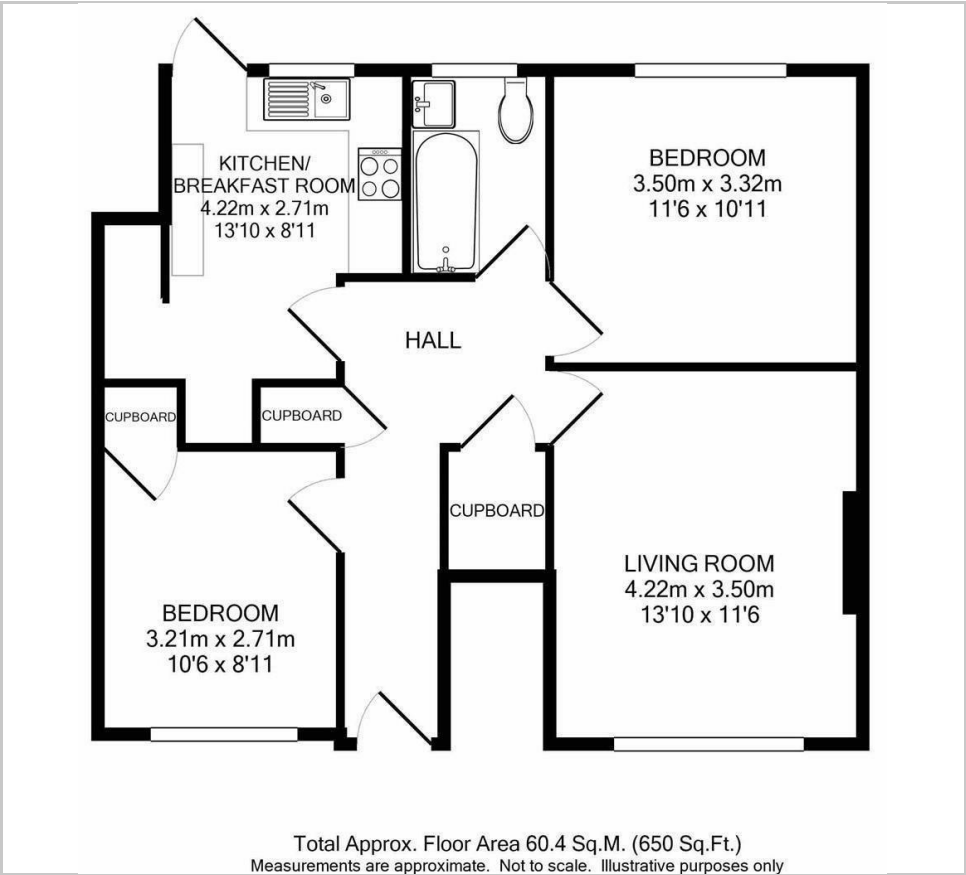








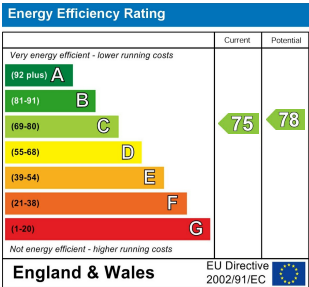
Floor Plan



Additional Information

Lived since 2021, will be in a chain. Need to find.

Decorated throughout since purchase.



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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