







10 Sandy Lane North, Wallington, SM6 8JX

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Offers in excess of £415,000

Cromwells
ESTATE AGENTS

10 Sandy Lane North

Wallington, SM6 8JX

Cromwells Wallington are delighted to offer this charming two double bedroom semi detached house. The property benefits from two reception room, a pretty rear garden, off street parking for two cars and NO ONWARD CHAIN.

One of the standout features of this home is its excellent location, making it particularly appealing for families. It is situated within close proximity to highly regarded local grammar schools, including Wilsons Grammar School, Wallington County Grammar School, and Wallington Girls.

Accommodation

Obscure part glazed wooden front door to..

Entrance hall

Single panel radiator, under stairs storage cupboard.

Lounge

UPVC double glazed bay window to front aspect, two single panel radiators, dado rail.

Dining room

UPVC double glazed bay window to rear aspect, single panelled and double panel radiators, dado rail, coved ceiling.

Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker, space and plumbing for washing machine, space for tall standing fridge/freezer, wall mounted boiler, obscure double glazed windows to rear aspect and window at side, wood laminate flooring, tiled splash



















back, coved ceiling, UPVC double glazed door leading to garden.

Stairs to the first floor landing
Mezzanine level with UPVC double glazed window to front aspect, single panel radiator.

Main bedroom
UPVC double glazed bay window to rear aspect, double panel radiator, fitted wardrobes.

Bathroom
Comprising panel enclose bath with Victorian style chrome mixer tap and hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, double panel radiator, fitted storage cupboards, feature cast iron fireplace, part tiled walls, UPVC double glazed window to rear aspect.

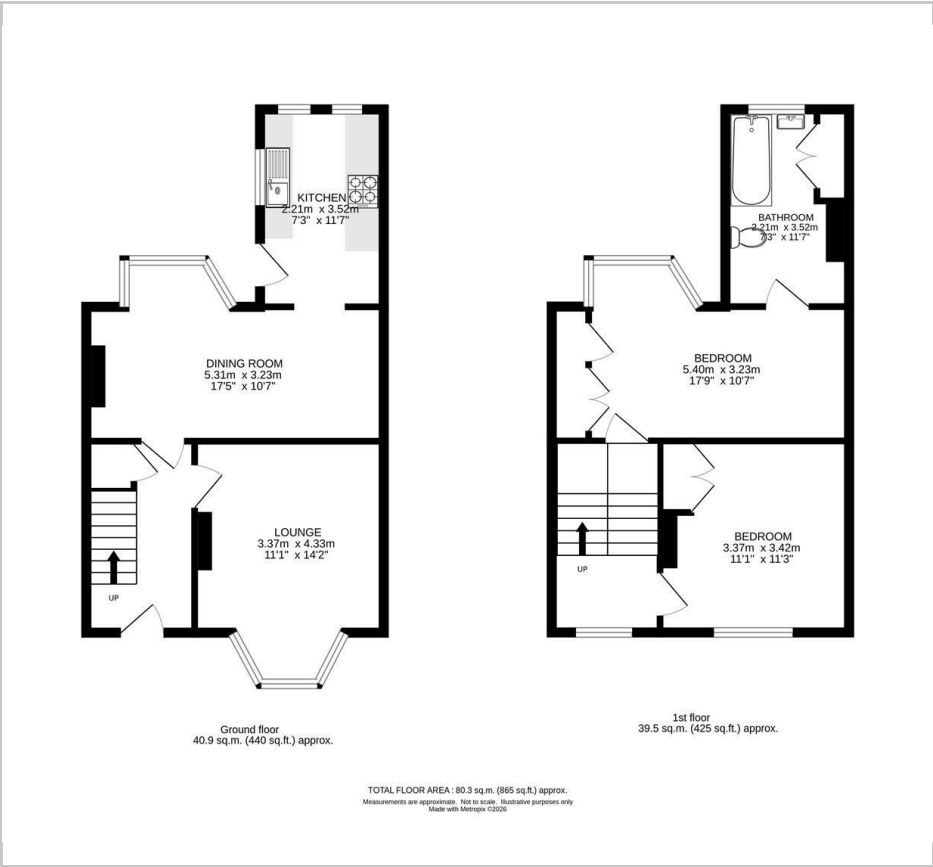
Bedroom two
UPVC double glazed window to front aspect, fitted wardrobe, double panel radiator.

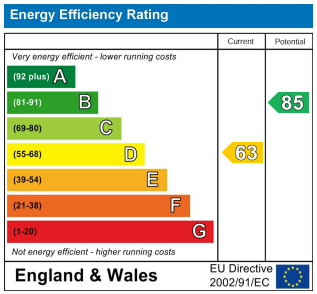
Rear garden (South facing)
Hardstanding seating area leading to artificial lawn section with mature plants and shrubs bordering, wooden garden shed, fence and brick wall enclosed, outside tap, gated side access.

Front
Block paved driveway providing off street parking for two vehicles.

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 £54 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.

Additional Information

No chain.

Responsible for left hand side boundary & the back fence.

Combi boiler in kitchen. Approx 8 years old.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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