

41A, Grosvenor Road, Wallington, SM6

Asking Price: £775,000

Freehold

Council Tax Band: F / EPC Rating: D





41A, Grosvenor Road, Wallington

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A four bedroom detached house located in a popular residential road in Wallington. The property offers spacious family accommodation which includes a wide entrance hall, 12'6" x 19'9" lounge with folding doors into the dining room, good size kitchen and a ground floor cloakroom. Upstairs are four double bedrooms and a family bathroom, the main bedroom with fitted wardrobes and storage. Outside to the front is an enclosed garden and double glazed entrance porch, and to the rear a private south facing garden. The garage is accessed via a shared drive. The property is being sold with no onward chain.

Located less than 0.2 miles from Wallington station which offers direct links to central London, the property is ideally located just a short walk from bus routes, local shops, restaurants and amenities. The area is renowned for its excellent schooling, and the property is well placed for a number of highly regarded primary, secondary and grammar schools.



Entrance Hall

Glazed front door and side light under stairs storage, parquet flooring.

Lounge

12'6" x 19'9" (3.8m x 6.02m)

Double glazed window to the front aspect, coved ceiling, feature fireplace, parquet flooring. Doors to:

Dining Room

12'6" x 14'2" (3.8m x 4.32m)

Double glazed doors and window to the rear aspect, coved ceiling, parquet flooring.

Kitchen

10'10" x 14'6" (3.3m x 4.42m)

Double glazed door and window to the rear aspect, coved ceiling, range of wall and base units with contrasting worktops, space for appliances, extractor hood, stainless steel sink and drainer, servicing hatch to dining room, tiled floor.

Cloakroom

6'5" x 5'1" (1.96m x 1.55m)

Window to the side aspect, part tiled, hand basin vanity unit, WC, wall mounted boiler.





First Floor Landing

Built-in cupboard, access to loft storage.

Bedroom One

10'3" x 14'2" (3.12m x 4.32m)

Double glazed window to the rear aspect, coved ceiling, range of fitted wardrobes and storage, wood laminate flooring.



Bedroom Two

11'6" x 10'10" (3.5m x 3.3m)

Double glazed window to the front aspect, coved ceiling, wood laminate flooring.





Bedroom Three

12'6" x 8'11" (3.8m x 2.72m)

Double glazed window to the side aspect, coved ceiling.

Bathroom

6'5" x 8'5" (1.96m x 2.57m)

Obscure double glazed window to the side aspect, part tiled, WC, panel enclosed bath, pedestal hand basin.



Bedroom Four

10'10" x 12'2" (3.3m x 3.7m)

Double glazed window to the rear aspect, coved ceiling, wood laminate flooring.





Outside

To The Front

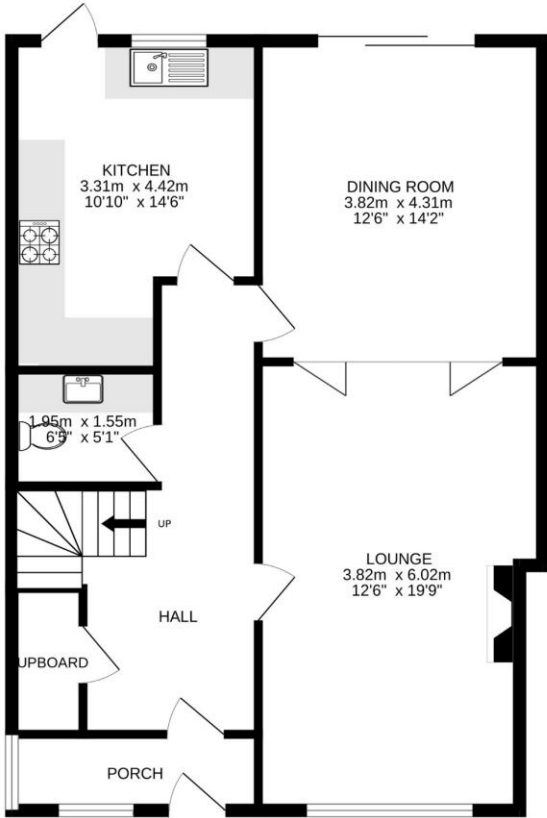
Enclosed front, paved with flower and shrub borders. Double glazed entrance porch. Shared drive to garage at rear.

To The Rear

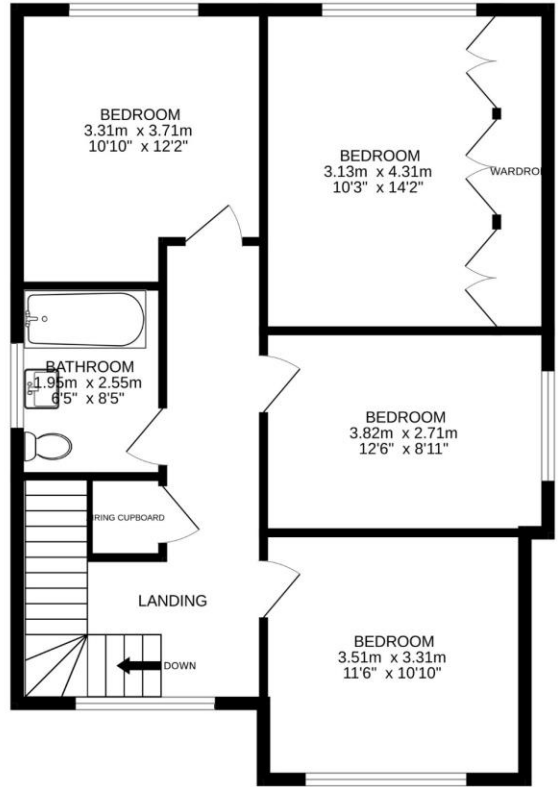
Covered paved patio area, flat lawn area, pond feature, garden shed, side access.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...



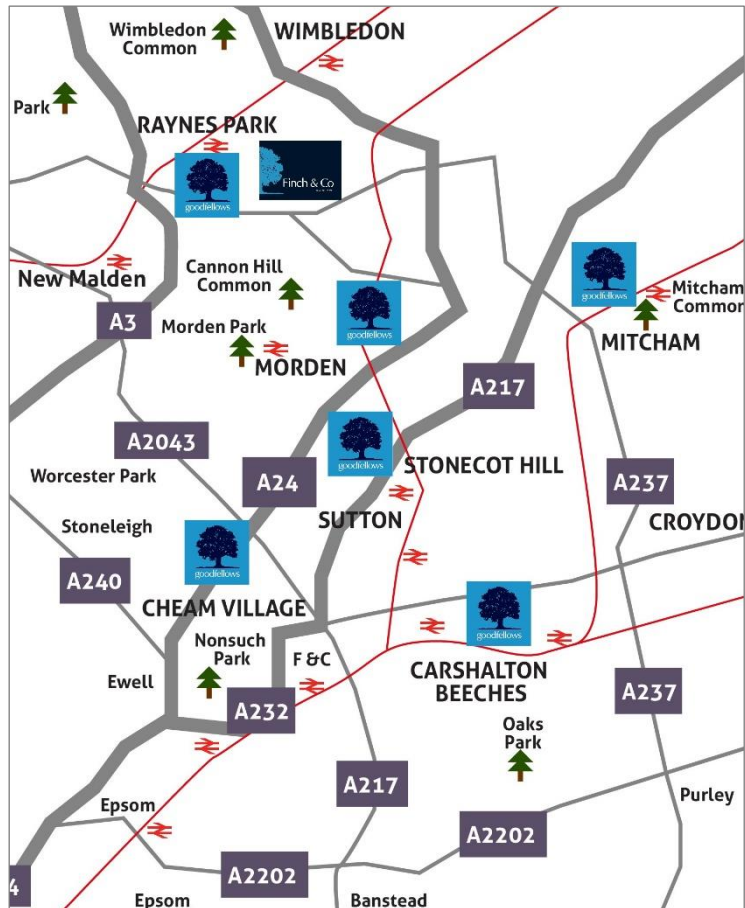
Ground floor
72.1 sq.m. (776 sq.ft.) approx.



1st floor
69.2 sq.m. (745 sq.ft.) approx.

TOTAL FLOOR AREA : 141.3 sq.m. (1521 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

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For full EPC please contact the branch