



- Three bedrooms
- Two reception rooms
- Refitted kitchen
- Refitted bathroom
- Double garage

280 Stafford Road, Wallington, SM6 8PN

Offers In Excess Of £450,000

Conveniently surrounded by a number of excellent schools is this larger than average three bedroom family home. The property offers good size accommodation throughout including two separate reception rooms, a refitted kitchen and a refitted white bathroom suite. This property offers scope for extensions to the rear and to the loft subject to planning permission. Externally the garden enjoys a patio area leading to a level lawn area giving access to a double garage plus off street parking to the front via the driveway. The area offers numerous bus services, comprehensive shopping facilities at Croydon, sought after schools for all ages, mainline railway stations, tramlink, recreation grounds and sport facilities. This is a great purchase for a family offering lots of potential and with access to a variety of amenities.



Property Description

ENCLOSED PORCH

Double glazed door to porch, double glazed window to side, front door to:

ENTRANCE HALL

Larger than average entrance hall with laminate flooring, radiator, power point, stairs to first floor, cloaks cupboard, storage cupboard under stairs housing meters, doors to:

LOUNGE

Double glazed bay window to front, radiator, power point, feature fire place surround, television aerial point.

DINING ROOM

Double glazed window to rear, power points, radiator, feature fire place surround, laminate flooring, picture rail.

KITCHEN

Refitted wall and base units, part tiled walls, power points, built in gas hob, oven below with fitted cooker hood above, single stainless steel sink and drainer unit, double glazed window, double glazed door to garden, cupboard housing boiler, plumbing for and space for slim line dish washer, space for small fridge and separate small freezer, plumbing and space for washing machine.

LANDING

Access to loft, doors to bedrooms and bathroom

BEDROOM ONE

Double glazed bay window to front, radiator, power point, feature fire place surround.

BEDROOM TWO

Double glazed window, radiator, power point, feature fire place surround.





BEDROOM THREE

Double glazed window, radiator, power point, picture rail.

BATHROOM

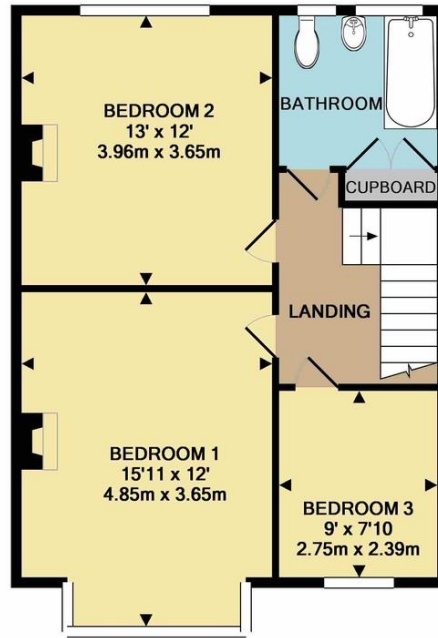
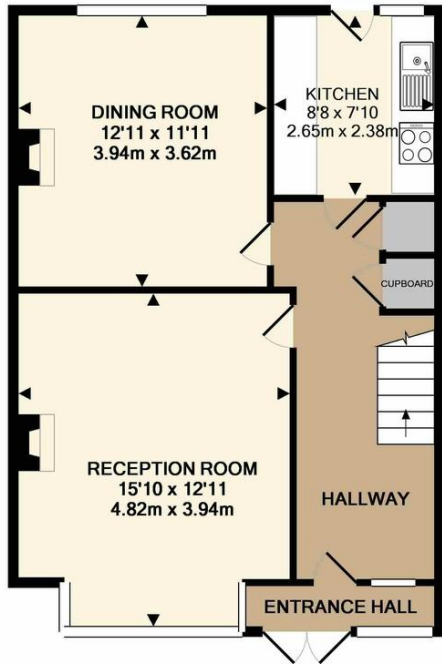
White suite, panelled bath with Victorian style mixer taps, part tiled walls, pedestal wash hand basin, low level w.c., wall mounted heated towel rail, double glazed window, airing cupboard.

GARDEN

Level patio area, outside tap, centre steps to level lawn area, rear gate access, door to double garage.

DOUBLE GARAGE

Double garage access via Highview Avenue, East Avenue or The Chase. Off street parking via driveway to the front of the house.



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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