Kennedys'

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22, Crichton Avenue
Wallington
SM6 8HL

Extended family home with a well-designed layout, featuring a spacious open-plan kitchen/dining/living area with bi-fold doors to the garden. Includes a separate reception room, utility room and home office and downstairs WC. Upstairs offers two en-suite bedrooms, two further bedrooms and a modern family bathroom. Other benefits include a private rear garden backing onto allotments, off-street parking and garage.

£799,000

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- Extended family home on sought-after Crichton Avenue
- Front reception room with Large Bay Decorative Stained Windows
- Bi-fold doors opening directly onto the rear garden
- Two bedrooms with en-suite facilities
- Contemporary family bathroom
- Generous entrance hall with balanced accommodation throughout
- Impressive open-plan kitchen/dining/family room
- Dedicated office/study off the Family room
- Further well-proportioned bedrooms
- Off-street parking with Garage

PROPERTY DESCRIPTION

Open Days Friday 11th September & Saturday 12th September **Call Martin Buhagiar** Mobile Number on brochure to reserve your appointment

This home has been genuinely thought through, extended and arranged in a way that just works for modern family life. The real heart of it is the open-plan kitchen, dining and family space at the back. It's a great space, filled with natural light thanks to the bi-fold doors that open straight onto the garden. Whether it's busy mornings, relaxed evenings or having people over, this is where everything comes together. A separate utility room keeps things practical, and the addition of a dedicated home office is a huge bonus.

At the front of the house, there's a comfortable reception room with a bay window and feature fireplace, perfect when you want a bit of quiet away from the main living space.

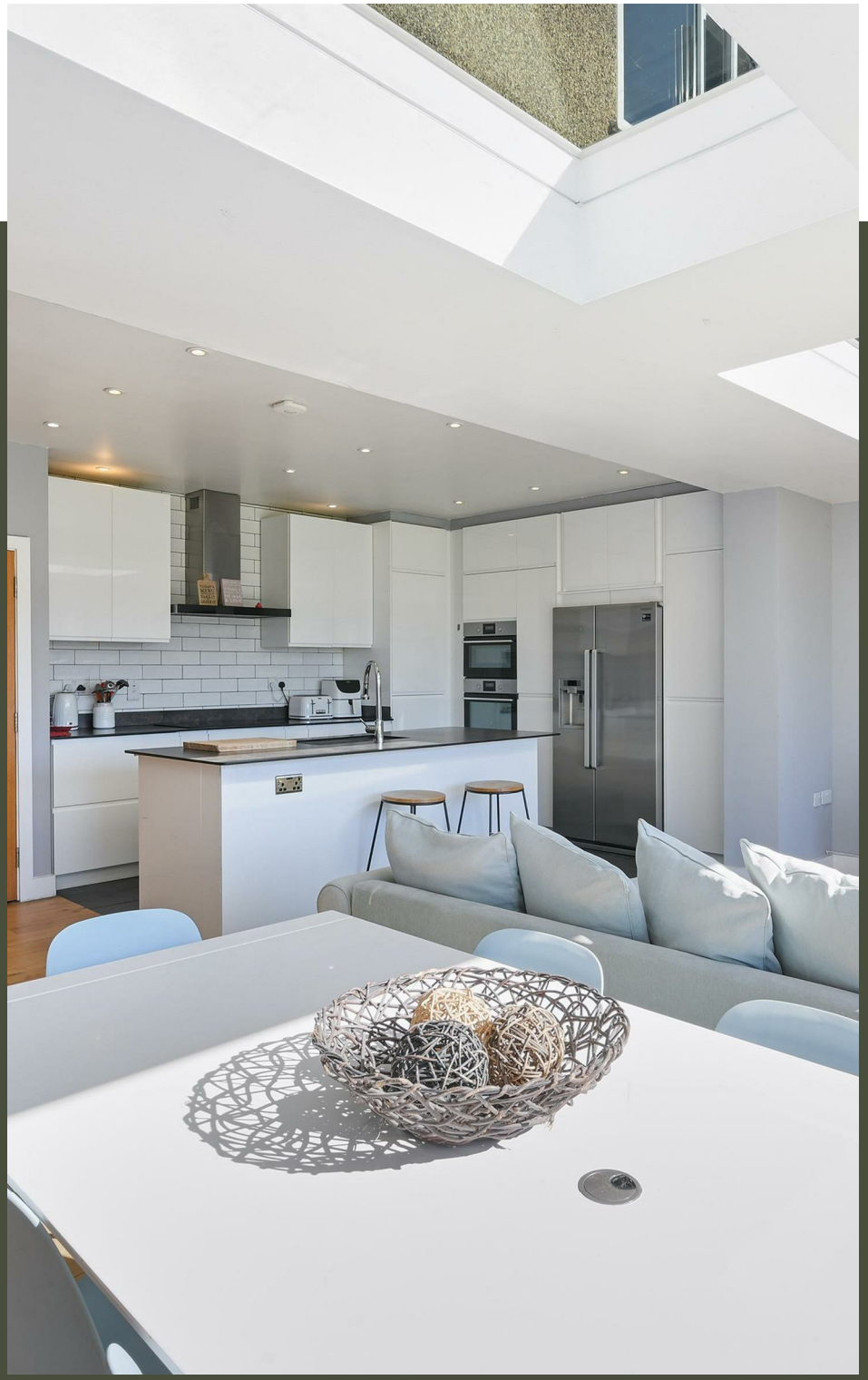
Upstairs, everything continues to feel well balanced. Two of the bedrooms have their own en-suites, which is ideal for older children or guests, while the rest are served by a smart family bathroom. The rooms are all good sizes, with no awkward compromises.

Overall, it's a home that's been extended with real purpose, adding space exactly where you need it.

The Property

Set on a well-regarded residential road, this is a house that's been adapted to suit the way people actually live. There's a clear sense of balance between the living space and the bedrooms, and it all flows really well.

The front reception room is bright and welcoming, with a large bay window and a feature fireplace that gives it a cosy feel. Moving through to the rear, the house opens up into a fantastic open-plan kitchen/dining/family room.



PROPERTY DESCRIPTION

The kitchen itself is clean and practical, with the utility room helping to keep everything organised and out of sight, convenient downstairs toilet and access to the garage. Just off the kitchen, the home office is well positioned, separate enough to concentrate, but still close to the main hub of the house.completes the ground floor.

Upstairs, the layout has been carefully considered. Two bedrooms have en-suite bathrooms, offering flexibility depending on how you want to use the space, and the remaining bedrooms are served by a modern family bathroom. Everything feels consistent and well proportioned.

Outside

The garden is private and backs onto allotments, which gives it a nice open feel. There's a terrace just outside the house, with lawn beyond, making it an easy, usable space.

To the front, there's off-street parking as well as access to the garage.

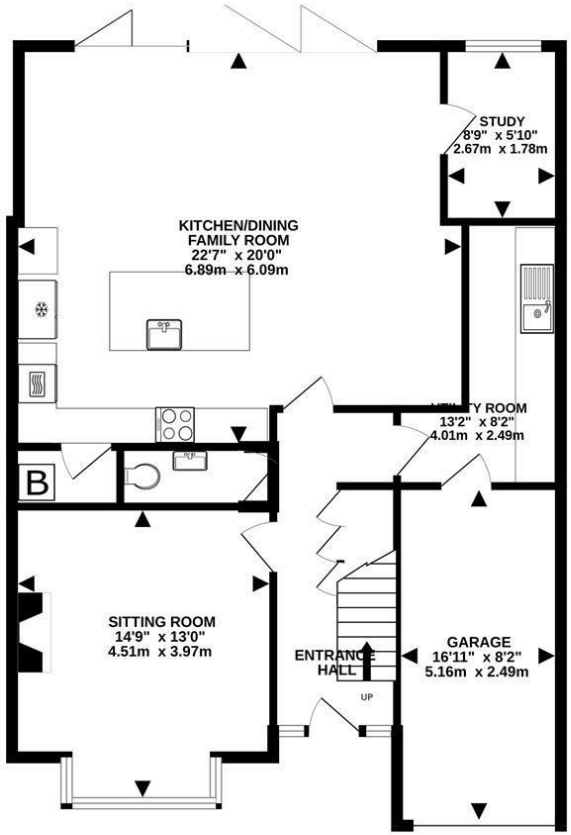
Location

The property is well located for transport, with Wallington station nearby, offering direct services into London Bridge in approximately 30 minutes. There are also regular bus routes providing convenient connections to surrounding areas.

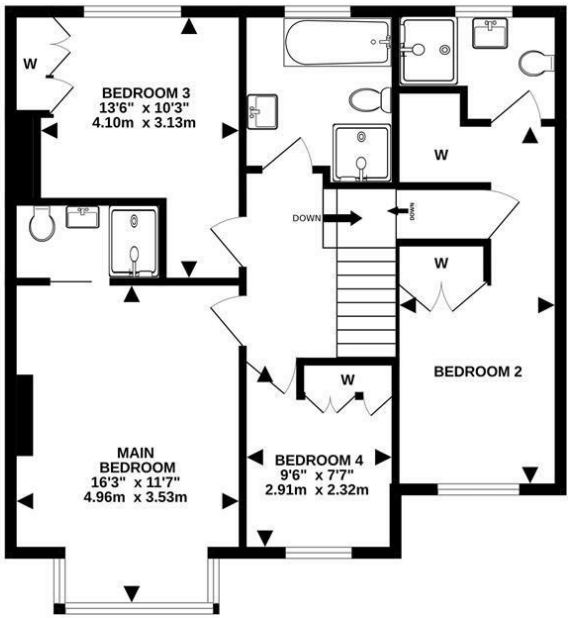
Wallington High Street offers a great selection of local amenities, including a variety of shops, cafés and two supermarkets, making it ideal for everyday needs. Purley Way is also within easy reach, providing a wider range of well-known retailers, supermarkets, a cinema complex and additional leisure facilities.

The area is well regarded for its schooling, including Wallington High School for Girls, Wilson's Grammar School and Wallington County Grammar School. For green space, Beddington Park is just a short 10-minute walk away, offering a beautiful and spacious setting for outdoor activities.

For further information or to book in a viewing, please call Martin Buhagiar on 07795460499 or one of our sales team on 01737817718



GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 1721 sq.ft. (159.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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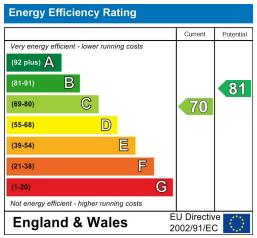

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TENURE: Freehold
EPC RATING: C
COUNCIL: Sutton
TAX BAND: E

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