

**SOLD STC**



**Shirley Road, South Wallington**

**4 Bedrooms, 2 Bathroom, Semi-Detached House**

**Guide Price £675,000**

**MARTIN&CO**





GUIDE PRICE £675,000 - £700,000

## Shirley Road, South Wallington

4 Bedrooms, 2 Bathroom

Guide Price £675,000

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Fantastic Eat-In Kitchen
- Downstairs Cloakroom/Shower

Don't miss this lovely semi-detached family home in sought-after South Wallington, just two minutes walk from Wallington High School for Girls. Combining many original and character features with a contemporary finish, this house just has to be seen!

The accommodation affords an entrance hall with study area and space for coat and shoe storage, a reception room at the front that has a square bay window with plantation shutters and there is also a feature fireplace with gas-flame fire, a separate dining room with bi-folding doors to a useful conservatory, a smart fitted kitchen with quartz worktops and an island which is perfect for entertaining, a downstairs cloakroom/shower-room, a principal bedroom with air conditioning, three further good-sized bedrooms and a stylish bathroom/wc.

Externally there is off road parking for two large cars to the front, whilst the sunny secluded South facing rear garden has been attractively landscaped for easy maintenance and is the perfect place for a Summer barbecue with friends.

Shirley Road lies at the top of popular Onslow Gardens, close to Woodcote Green and Wallington High School for Girls is literally just around the corner. There are regular bus services nearby along Woodcote Road and the excellent shopping facilities and the station of the town centre are just a 10-15 minute walk away.

Call Martin & Co now for an appointment to view!

### Agents Note:

Please be advised that this property is owned by a Martin & Co staff member and we have no interest in the sale other than normal agency fees.









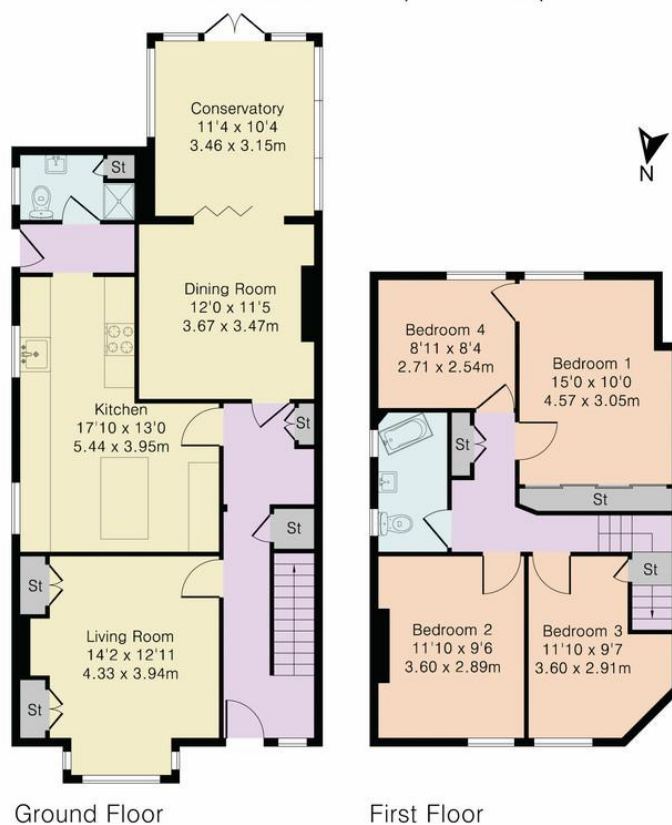
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		







Approximate Gross Internal Area 1371 sq ft – 128 sq m  
 Ground Floor Area 814 sq ft – 76 sq m  
 First Floor Area 557 sq ft – 52 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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