



ASHLEIGH FLETCHER

POWERED BY  
**exp** UK

Wallington, Surrey

📞 020 8089 5566



**Discover an exceptional opportunity to own a charming detached chalet bungalow. Nestled in the desirable area of Hillside Gardens, Wallington, this property represents a rare find that combines character, potential, and an enviable location.**

Set on just over 0.15 acres of beautifully maintained grounds, the exterior of the property showcases an enchanting façade surrounded by lush gardens cared for by a dedicated gardener. The level rear garden is a perfect retreat for outdoor enthusiasts, promising leisurely weekends basking in the sun and enjoying BBQ parties with family and friends.

Stepping inside, you'll find a versatile layout that has comfortably accommodated a family for nearly three decades, highlighting its practicality and adaptability. While modernisation could enhance its appeal, the inherent potential of this home is immediately apparent. The ground floor features a cosy lounge and an elegant dining room, complete with double French-style doors that seamlessly connect to the rear garden patio. The spacious kitchen boasts ample room for a breakfast table or kitchen island, creating an inviting space for casual meals. Additionally, a useful lean-to provides extra storage or creative opportunities, while a further reception room offers flexibility, easily transforming into a study or a third double bedroom.

Upstairs, the property comprises two bright double bedrooms, each adorned with dormer windows that invite natural light into the space. A well-appointed shower room and separate W.C. facilitate family living with ease, while a convenient downstairs bathroom adds extra practicality. The tandem garage offers parking for a large vehicle, complemented by additional storage space—ideal for hobbyists or those in need of extra room.

Location is key, and this property shines in that regard. Situated within a sought-after community, residents benefit from proximity to highly regarded schools, including Wallington County Grammar School (1.3 miles), Wilson's School (1.5 miles), Bandon Hill Primary School (1 mile), and Wallington High School for Girls (1.8 miles).





Daily amenities are just a short drive away, with Wallington town centre offering a selection of shops, cafés, and essential services, all within a convenient 5-minute drive. Commuters will appreciate the proximity to Wallington train station, located only 0.7 miles away—approximately a 15-20 minute walk—providing direct services to London Victoria in around 35 minutes and London Bridge in about 40 minutes

This property is more than just a house; it's a unique opportunity to create a cherished home in one of Wallington's most desirable streets. Embrace the chance to put down roots in a place that has stood the test of time and awaits your personal touch. Homes like this are not merely purchased—they are acquired, cherished, and treasured for years to come.

Don't miss out on this rare opportunity—seize it and make Hillside Gardens your new home!

**Council Tax Band: F**









Thinking of Moving?

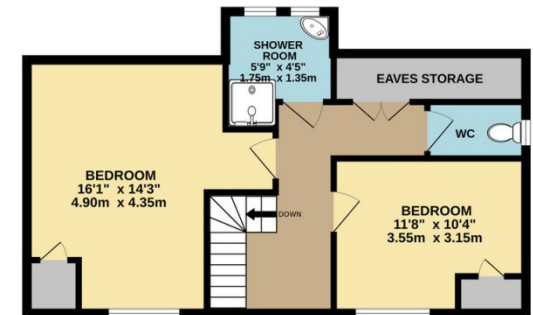
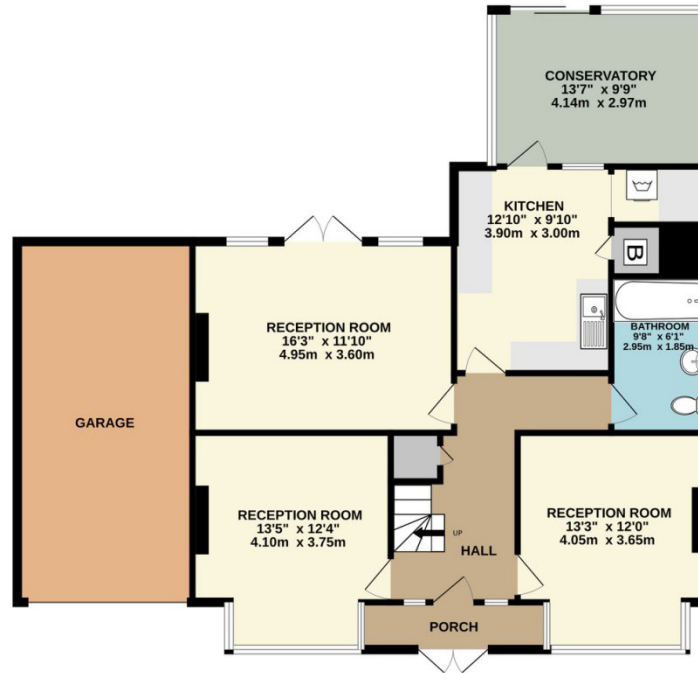


**BOOK NOW**

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Measurements are to be used as a guide only and are not guaranteed to accurate and should not be used to make any formal decisions.

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