



ASHLEIGH FLETCHER

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Wallington, Surrey

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This distinctive four-bedroom Edwardian home offers an abundance of charm, original features, and practical family space across two floors and a level rear garden.

Lovingly maintained by the same owner for over four decades, the property blends timeless period details with comfortable day-to-day living in a prime location.

Upon entering, you're greeted by a traditional front door with stained glass inserts, flanked by two matching stained glass windows.

Together, they bathe the entrance hallway in vibrant colour and natural light. From this welcoming space, you can access the lounge, dining room, and breakfast area, making for a beautifully connected layout on the ground floor.

The front-facing lounge is rich in period character, featuring a square bay window, a decorative fireplace with a granite hearth and wooden surround, and beautifully ornate coving with a ceiling rose. A stained glass side window adds a beautiful flourish to this elegant space.



The dining room offers wood flooring and glazed windows to either side of the central rear door, which leads out to the garden.

It's a bright and sociable room, ideal for formal dining or casual family gatherings.



The kitchen area is divided into two clear zones: the working kitchen and a generous breakfast space, forming an L-shaped layout.

The kitchen itself includes features such as a butler's sink, while the breakfast area features an Edwardian-style built-in dresser and easily accommodates a six-seater dining table. Large windows bring in a wealth of natural light. Just off the kitchen is a practical inner hallway housing a Worcester boiler behind a panelled door and provides additional rear garden access.

A period-style downstairs WC with a high-level flush toilet is also accessed from the kitchen area, with an obscure-glazed side window for privacy.





Upstairs, the master bedroom sits to the front, enjoying a wide square bay window, wooden flooring, beautifully ornate coving, and a side stained glass window that adds a soft, coloured glow to the space. Bedrooms two and three both overlook the rear garden and are complete with wooden flooring and glazed windows, making them ideal for use as peaceful bedrooms or flexible family spaces.

Bedroom four enjoys views to the front aspect and is large enough to comfortably accommodate a single bed while still allowing plenty of walk-around space. It would work equally well as a child's room, dressing room, or study.

The bathroom is styled in a traditional Victorian fashion, featuring a double-ended roll-top bath with a centrally positioned telephone-style mixer tap and shower attachment. There is also a separate shower cubicle, pedestal wash hand basin, and a WC, all set against classic tiled flooring and half-tiled walls.

The rear garden extends to approximately 45 feet, is south-east facing, and includes a patio area, lawn, timber shed, and secure side-gated access to the front. This space is private and well

Council Tax Band: E

