



ASHLEIGH FLETCHER

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exp UK

Wallington, Surrey SM6

📞 020 8089 5566



This beautifully presented, 3 double bedroom (plus large loft room), semi-detached home, positioned on a corner plot and lovingly owned by the same family for over 23 years, offers exceptional space and very convenient location.

The top floor provides a versatile loft room, ideal for use as a private retreat, teenagers den or even games room. The loft room was completed in 2005, and more recent updates reflect a continued commitment to quality and maintenance including a brand-new kitchen and bathroom installed in 2024, replacement ground-floor double-glazed windows in February 2023, and a new consumer unit (RCD) fitted in November 2024.

Just a short stroll from local shops and top-rated schools, and with off-street parking right in front of the garage, this home truly has it all. Get ready to fall in love!

As you enter, you're welcomed by a spacious lounge with a large, square bay window that fills the room with natural light. The lounge flows through via an archway into the inviting dining room, perfect for entertaining, with enough space for the largest of dining tables. The kitchen/breakfast room, updated in 2024, boasts modern appliances, including an Electrolux double oven and a four-ring induction hob, and plenty of light from two side aspect, double glazed windows. Adjacent to the kitchen, you'll find a handy utility room/lean to and a convenient downstairs WC.



Upstairs on the first floor, there are three generously sized bedrooms. The largest bedroom features two double-glazed windows, while the other two bedrooms (the smallest bedroom measuring 10'8 x 10'1) also offer ample space and natural light. The family bathroom is stylishly appointed with a panel-enclosed bath, W.C., a heated towel rail, tiled walls and a double-glazed window.

The top floor hosts a stunning double-aspect large loft room including two Velux windows, creating a bright and airy retreat.



Throughout the home, you'll find thoughtful touches like inset spotlights and eaves storage points. Outside, the low-maintenance garden, complete with a magnolia and an apple tree, leads to a garage equipped with a mechanic's pit, perfect for car enthusiasts.

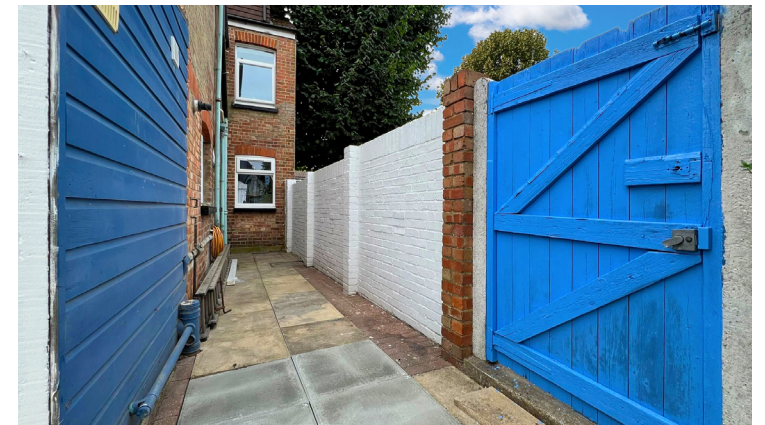
This home is ideally positioned less than 250 metres from the shops on Stafford Road, giving you easy access to a wide range of everyday amenities. Sainsbury's supermarket is approximately 0.4 miles away, while Wallington High Street, with its cafés, banks, and independent shops, is also nearby. For more options, Aldi is located 0.7 miles from the property.

Families will be pleased with the strong selection of schools in the area. Bandon Hill Primary School is just 0.3 miles away, making it perfect for younger children.

For secondary education, Wilson's School, regarded as the UK's top grammar school, is just 0.6 miles away. Wallington High School for Girls is 1.2 miles from the property, Holy Trinity CofE Junior School is approximately 1.2 miles away, and Wallington County Grammar School is located 1.3 miles away.

Commuters are also well catered for. Wallington Station is just 0.5 miles away and provides direct services to both London Victoria and London Bridge, with journey times from as little as 26 minutes. Several local bus routes operate within walking distance, offering further links across Sutton, Croydon, and surrounding areas.

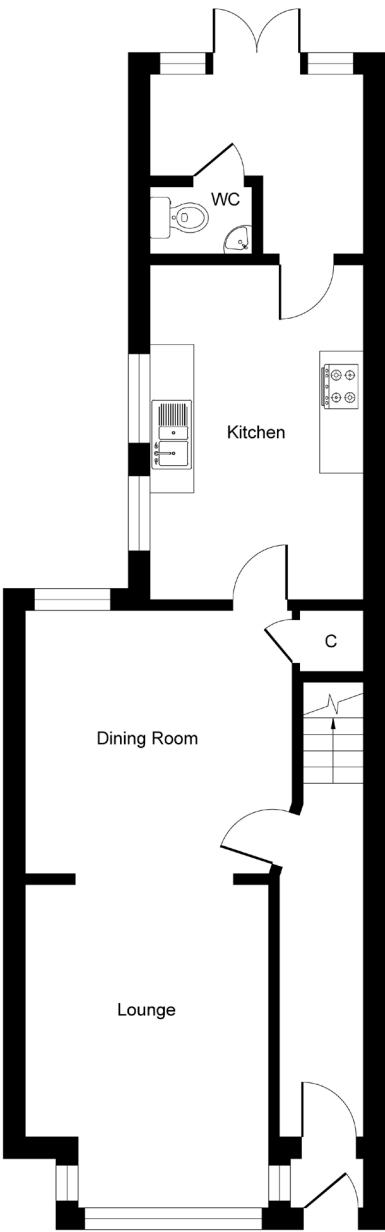
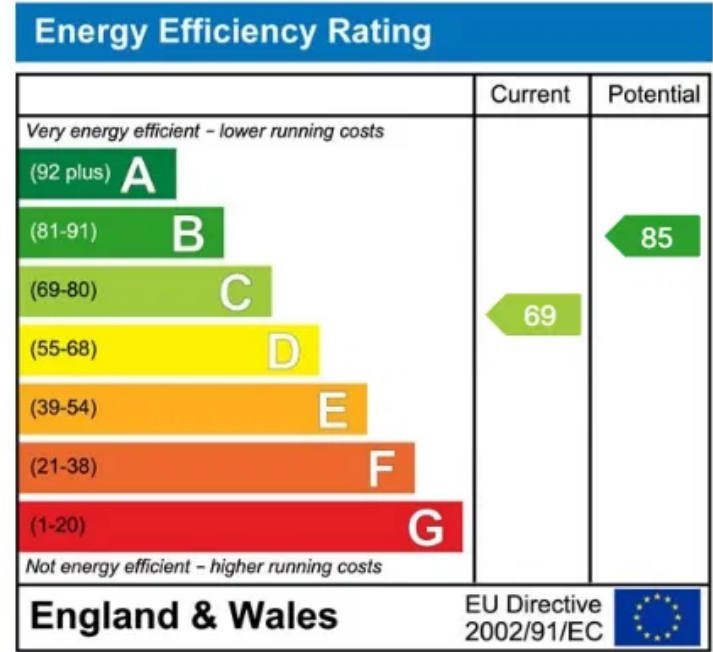




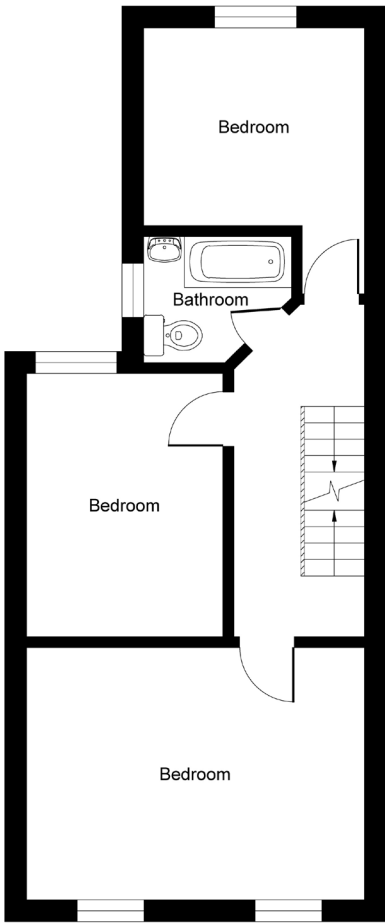
Properties like this don't shout - they whisper value, potential, and long-term happiness. And when they do come to market, they don't tend to hang around

You'll need to be quick.

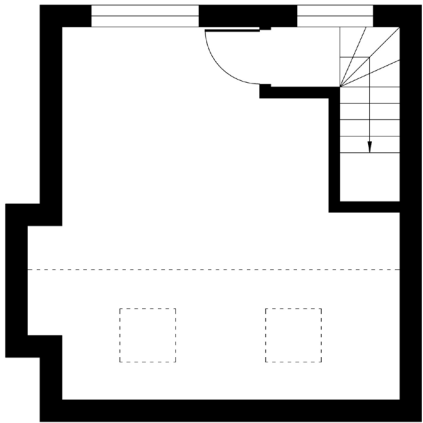
Council Tax Band: E



GROUND FLOOR



FIRST FLOOR



THIRD FLOOR