



ASHLEIGH FLETCHER

POWERED BY  
**exp** UK

Wallington, Surrey

📞 020 8089 5566

A delightful three-bedroom, extended end-of-terrace family home situated in the sought-after area of Wallington, blending practicality and charm. With its well-thought-out spaces, this property is perfect for modern family living, offering not just a home but a lifestyle. Close to local shops, excellent transport links, and high quality schools, this property makes everyday living seamless and enjoyable.

### **From the moment you step through the wooden front door**

this home welcomes you with a bright and airy entrance hall, featuring tiled flooring and a large storage cupboard—perfect for keeping everything organised.

The spacious lounge, measuring 15ft by 15ft, is a relaxing retreat with large windows allowing plenty of natural light. From here, beautiful bi-folding doors open into the dining room, an intimate space ideal for family meals or entertaining, with French doors leading to the garden for effortless indoor-outdoor living.

A separate study/office area, bathed in natural light from its large windows and doors to the rear, provides a quiet and productive workspace—perfect for remote working, creative pursuits, or even as a potential fourth ground-floor bedroom.

The kitchen is a practical and well-appointed space with fitted wooden cabinets and a charming bay window overlooking the front. There's room for all your essentials, including space for a tall fridge-freezer, dishwasher, and washing machine, making family life a breeze.

### **A convenient downstairs WC adds to the practicality of the ground floor.**

The first-floor landing leads to three well-proportioned bedrooms.

The primary bedroom offers a peaceful retreat with its front-facing window, custom-fitted high-gloss wardrobes spanning virtually one wall, and useful shelving storage at one end, providing ample space for clothing and organisation. The second bedroom, complete with built-in wardrobes, provides generous storage and a relaxing atmosphere, while the third bedroom is perfect as a child's room or guest space.

The family bathroom features a classic three-piece suite with a panel-enclosed bath, shower attachment, pedestal basin, and WC. The neutral décor and part-tiled walls make it easy to personalise this functional space.

Step outside into the 35ft rear garden, designed for low-maintenance enjoyment. The large paved patio is ideal for summer barbecues or relaxing evenings. The garden also provides direct access to the garage, equipped with an up-and-over door—ideal for parking or additional storage.

Arrange a viewing today to experience the charm and convenience of this delightful Wallington home.



Wallington is renowned for its exceptional schools, making it a highly desirable location for families. Nearby schools include:

- Wilson's School (0.9 miles), the top state secondary school in the UK, consistently recognised for its outstanding academic achievements.
- Wallington High School for Girls (1.2 miles), a prestigious grammar school with an excellent reputation.
- St Elphege's RC Primary School (0.5 miles), a highly regarded Catholic primary school.
- John Fisher School (1.4 miles), a well-respected Catholic boys' secondary school.

For commuters, Wallington Train Station (0.8 miles) offers excellent transport links, with direct services to London Victoria in approximately 30 minutes and to London Bridge in around 35 minutes, providing convenient access to the capital.

Local amenities include supermarkets such as Sainsbury's and Lidl, as well as a variety of independent shops, cafés, and restaurants, ensuring all your daily needs are within easy reach.

With its thoughtfully extended layout, practical features, and desirable location, this property offers everything you need for comfortable family living. Whether you're looking for extra space to work from home, room for a growing family, or simply a welcoming place to call home, this property delivers on all fronts.

**Council Tax Band: E**



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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(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	

