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MARRIOTT VERNON

ESTATE AGENTS



52 Bute Gardens, Wallington, SM6 8SS

Asking price £625,000



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Marriott Vernon present to the market this beautifully presented three bedroom end of terrace house with private garden, off street parking to front and shared gated driveway leading to a double garage/workshop with power. Superbly situated in a sought after Wallington location, close to transport links, amenities, and excellent schools (including grammars) the property offers the perfect blend of comfort and convenience for a modern lifestyle. Features include an inviting reception room, full width kitchen/diner opening onto the garden, first floor bathroom plus additional guest WC, gas central heating, double glazing and quality floor coverings. Offered with no onward chain.

Accommodation comprises entrance hall with stairs rising to the first floor, leading into the reception room with feature front aspect bay. The separate kitchen/diner, flooded with natural light from windows and double doors onto the garden, provides fantastic additional living space. The kitchen area itself comprises a modern range of matching wall and base units with work surfaces and breakfast bar, incorporating gas hob with extractor hood, electric oven, and further space for appliances. To the first floor, there are three well proportioned bedrooms - two doubles and a further single - plus a family bathroom with modern white three piece suite a separate WC. Potential for loft conversion.

The property is located within a short distance of Wallington station (c. 0.5m / 10 min walk) as well as numerous regular bus routes. There is an array of amenities nearby, with Croydon and Purley offering a larger variety of shops, bars, library and restaurants. Purley Way is also close-by for branded shopping, supermarkets, cinema complex and further leisure facilities. The area is also particularly well served by excellent schools, including Grammar Schools at Wilsons, Wallington Boys and Wallington Girls, and the beautiful open spaces of Beddington Park.

Viewings are highly recommended.





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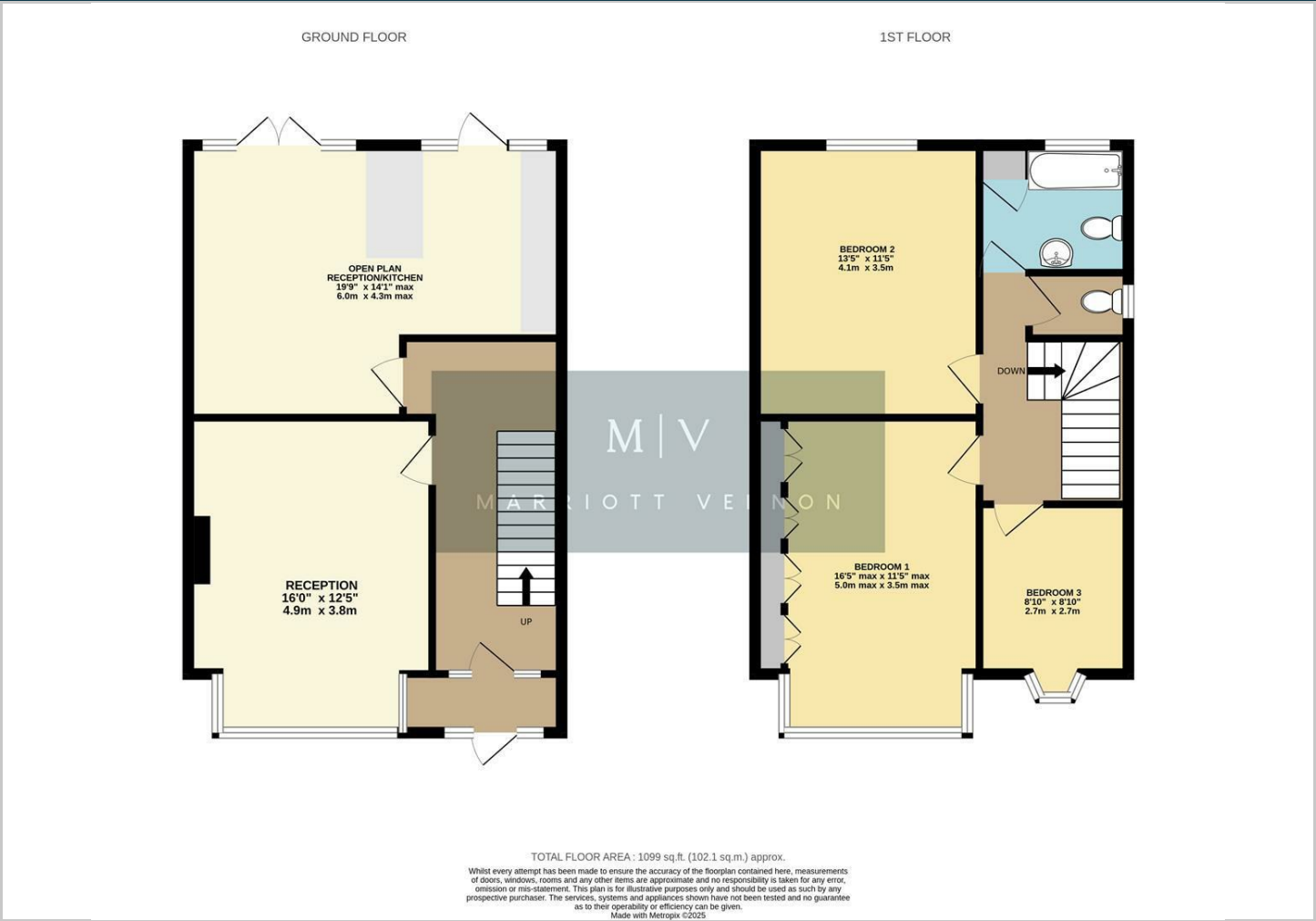
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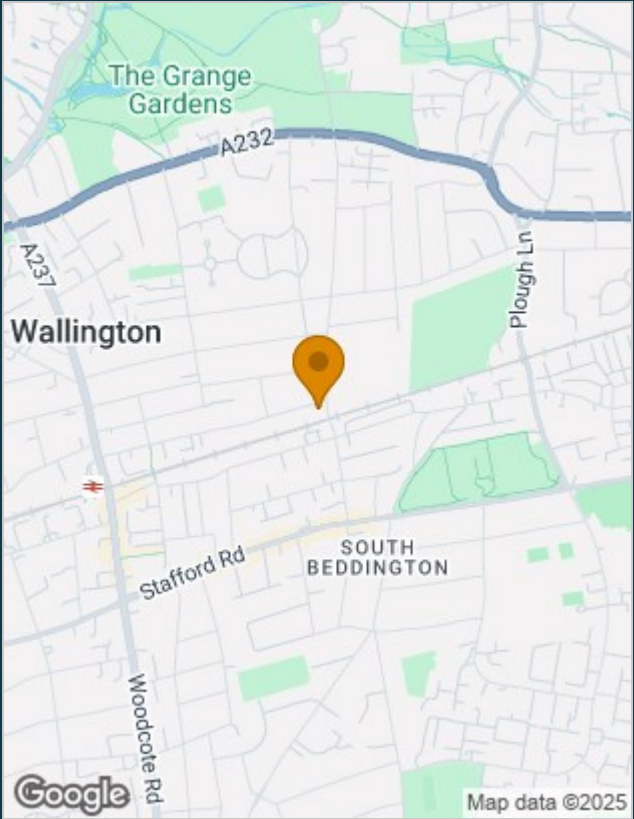
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Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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