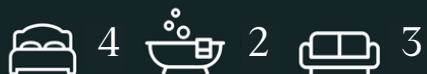




# Waterer Rise, Wallington

Guide price £900,000 - £950,000



## Property highlights

- Located in a desirable area close to amenities and good schools
- Semi-detached house
- Four double bedrooms, three of which with built in storage
- Two bathrooms
- Living room with adjoining dining room
- Spacious kitchen with island and double range style cooker
- Bright conservatory overlooking the garden
- Long garden with patio, decking, and grass
- Garage and garden shed
- Off street car parking



Located on a tree-lined residential street in South Wallington is this well-presented semi-detached house. Situated close to amenities, transport links, and good schools, and with a large garden it is well-suited to families.

### The property

This four-bedroom family home is accessed via a paved driveway with space for off street parking. Through the front door you enter into a porch and a hallway, off which are the ground floor reception rooms, kitchen, and modern shower room. The well-presented kitchen with wooden cabinets, centre island, and a tiled floor has ample space for a breakfast table and leads through into the bright conservatory overlooking the garden. There's a cosy living room with a feature fireplace, and an adjoining dining room that also has doors leading to the conservatory.

The first floor comprises four good-sized bedrooms, three of which have fitted wardrobe space, and a family bathroom with freestanding roll top bath. The two bedrooms at the back of the house have lovely views over the garden and the principal bedroom at the front of the house has a pretty bay window.

The rear garden is the real show-stopper of this home. Boasting a patio, a decking, and a grass area, as well as a brick outhouse and pergola it provides plenty of space for a family to enjoy and entertain in.

This property is Freehold and the council tax band is F.









## The area

Located in Surrey, Wallington offers a balanced mix of suburban calm and urban convenience. Its leafy streets and cosy ambiance make it a sought-after destination for families and professionals. With easy access to London via reliable transport links, commuting is hassle-free. The town centre, which is within a fifteen-minute walk of the property, boasts diverse amenities, including shops, cafes, and eateries. Surrounded by green spaces, sports clubs and gyms, and reputable schools, Wallington promises a comfortable lifestyle.

## Schools

The property enjoys an ideal location within easy walking distance of several outstanding schools, such as Wallington High School for Girls, The John Fisher School, and Wilson's.

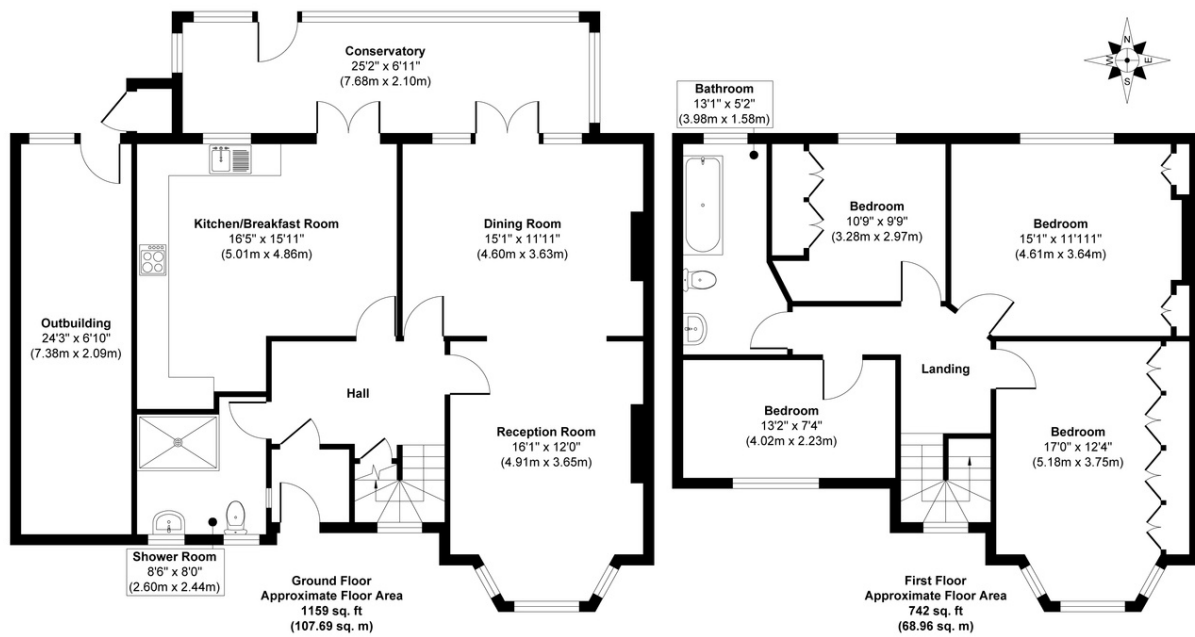
## Transport links

Wallington is located between Purley in the south and Croydon to the north with access to central London in less than an hour by car or public transport. This property is just a twenty-minute walk from Wallington Train station making it ideal for those who commute.



This is a fantastic home for a growing family situated close to good schools and plenty of amenities. Its outside space really sets it apart and offers something truly special.

Daniel Pinckney, Director & Co-Founder at Number Twenty Four



**Approx. Gross Internal Floor Area 1901 sq. ft / 176.65 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Viewings are by arrangement only. Contact us and we will be happy to show you around.

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