



Stratton Avenue, Wallington, SM6 9LJ  
Offers In The Region Of £700,000 - Freehold

**WILLIAMS  
HARLOW**

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Williams Harlow Cheam – A charming family home, rich in character and style. A large plot of width and depth await, and one of the most taking south facing gardens available at this price range. Wallington is excellent for schooling and this home is walking distance to Wallington Girls. Ready to view? So are we, contact us now.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



















## The Property

A true family home. Having been soaked in love and laughter by the family over many years, the house omits an almost spiritual warmth. Sat behind a two car driveway, the house with integral garage awaits. Internal accommodation includes, three bedrooms, two bathrooms and third shower cubicle to master bedroom, two reception rooms and eat-in kitchen. The property has been extended to the ground floor and this creates two sizable reception rooms full of natural light. Extra potential can be offered via the garage; if a fourth bedroom is sought then a conversion is possible. Features includes, wooden floor to reception rooms, log burner to lounge and neutral décor.

## Outdoor Space

The rear garden is exceptional. South facing, 140 ft in length and 49 ft in width. Mature and complete with patio/landscaping. The plot measures some .22 of an acre.

## The Area

Wallington forms part of the borough of the Greater London borough of Sutton. As Sutton borders Surrey, it has a blend of the relaxed Surrey vibe with the convenience and shopping experiences of Greater London. The initial draw for many will be the excellent local schools, which are varied and outstanding. Additionally, the area has two long and busy high roads and a train station serving London Victoria and London Bridge. Of the area, its considered that South Wallington is the most favoured postcode to live in and thankfully this property fits that brief. Nearby towns include Croydon, Banstead, Sutton and Carshalton.

## Reasons To View

This property combines the best of both worlds; period features and inviting homeliness with an ideal location for all the best shops and restaurants Wallington can offer. The sellers have poured love, time, effort and energy into this house over many years.

## Pointers

Three Bedrooms - Semi Detached - Homely Decor - South

Facing Rear Garden - Close to Wallington Girls - .22 Of An Acre - Two Bathrooms – Eat in Kitchen - EPC E - Council Tax E - Vendor Suit

## Local Schools

John Fisher – Boys Catholic- Ages 11 – 18  
Foresters Primary – Mixed state – ages 3 – 11  
Bandon Hill – Mixed state – ages 3 – 11  
Wallington Girls – Grammar – ages 11 – 18  
St Elpheges – Mixed Catholic, Ages 3 – 11  
Wilsons – Boys Grammar – Ages 11 – 18

## Local Transport

Buses From Wallington:

127 - Wallington to Tooting  
151 - Wallington to Worcester Park  
157 - Wallington to Morden  
410 Wallington to Crystal Palace  
455 - Purley to Wallington Via Wets Croydon  
463 - Coulsden to Mitcham  
633 - Coulsden to Mitcham  
S4 - Wilsons School to St Helier  
Trains from Wallington: Southern Service London  
Victoria/Bridge (Circa 40 mins) to Epsom. (Circa 16 mins)

## Vendor Thought's

Living in my current home has been a wonderful experience, as it offers the best of both worlds: a town setting that feels like the countryside. The abundance of birds and wildlife provides a constant connection to nature that I've cherished. Additionally, the supportive and lovely neighbours have created a warm and welcoming community that has made living here truly special.

## DISCLAIMER

Under the Estate Agency act 1979, we are obliged to disclose the seller of this property is related to one of our employees, Oliver Forsyth





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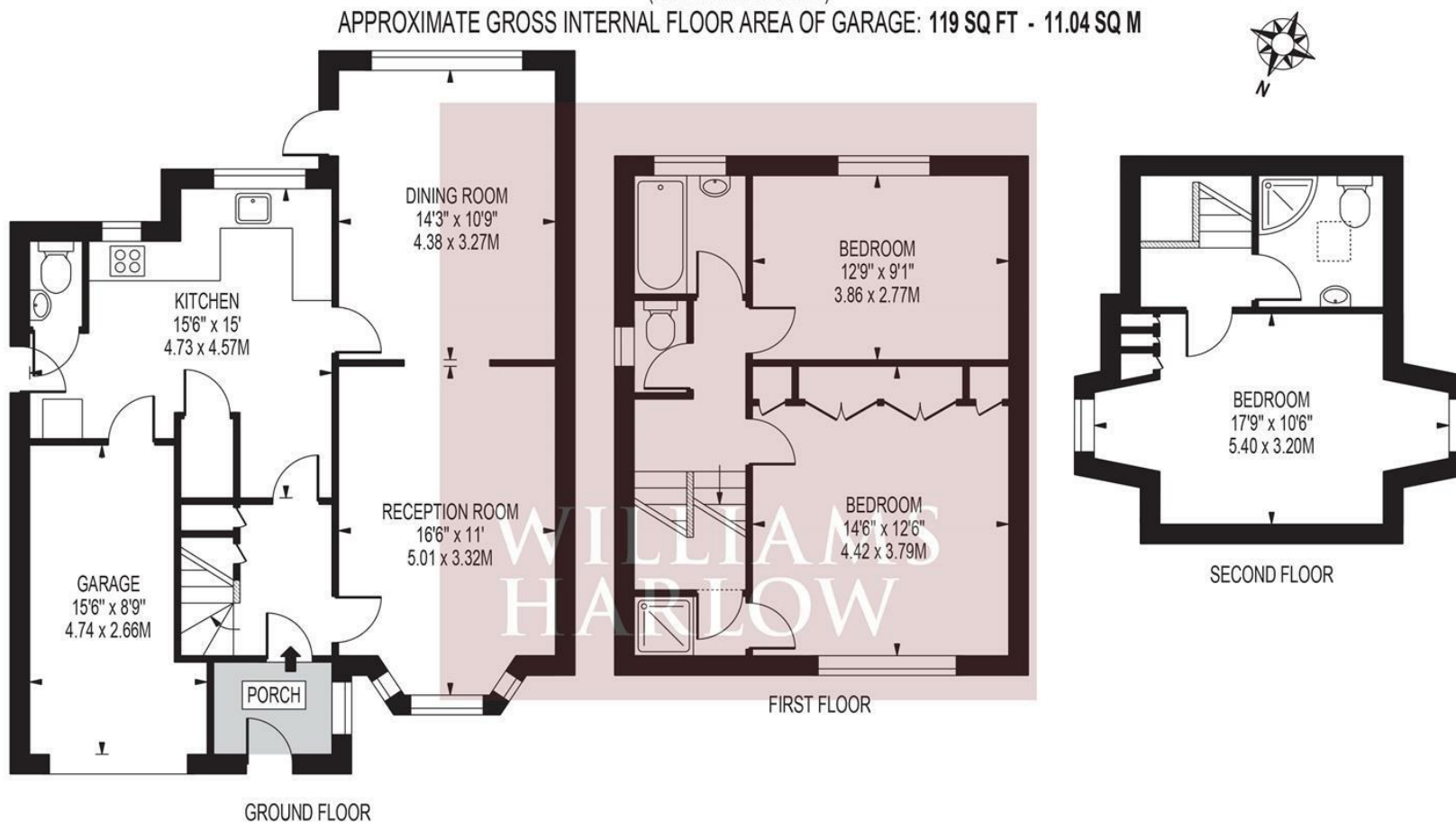
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## STRATTON AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1266 SQ FT - 117.62 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 119 SQ FT - 11.04 SQ M



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