



The Drive, South Wallington,
Offers Over £875,000 - Freehold

WILLIAMS
HARLOW



4



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Williams Harlow - A detached house in the much loved South Wallington area. With a classic sense of hygge, this home is a nest from which the family will thrive. The property is within walking distance of the very best local schools such as Wallington Girls and Wilsons. View now.

The Property

Full of natural light and character, this detached house offers handsome surroundings and views across the local park. The current layout of the property offers easy everyday use and a flowing continuity whilst there is also potential to easily extend should you wish. The four bedrooms are double sizes with the smallest measuring 8'4 x 8'11 and the accompanying bathroom, complete with roll top bath and wet room shower, is large and impressive. Internally the character is found in the wooden floors and picture windows and makes for welcoming yet impressive home.

Outdoor Space

100ft, that is the impressive rear garden length. It doesn't just offer size, the layout and design would have taken a lifetime to create its current form and it looks superb. With veg beds, patio, lawn, greenhouse and mature borders it has something for everyone. The front includes the brick block driveway to garage and pretty planting.

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, it is considered that South Wallington is the most favoured postcode to live in and thankfully this property fits that brief. Nearby towns include Purley, Coulsdon, Sutton and Carshalton.

Why You Should View

A great all rounder with a touch of class both inside and out. The quiet tree-lined road, its setting and its proximity to the superb schools make this hard to beat.

Features

Four Bedrooms - Detached - Large Rear Garden - E.V. Charger - Garage - Spacious Bath/Shower Room - Handsome Exterior - Eat In Kitchen - Turning Staircase - Vendor Suited

Benefits

Close Wilsons and Wallington Girls - Close To Parkland - Easy to Extend - Settled Neighbourhood

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 West Croydon
463 - Coulsdon to Mitcham
633 - Coulsdon to Mitcham
S4 - Wilsons School to St Helier

Trains from Wallington: London Bridge/Victoria (26 mins), Epsom (16 mins)

Trains from Purley: London Bridge/Victoria (22 mins), Gatwick (21 mins)

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

EPC AND COUNCIL TAX

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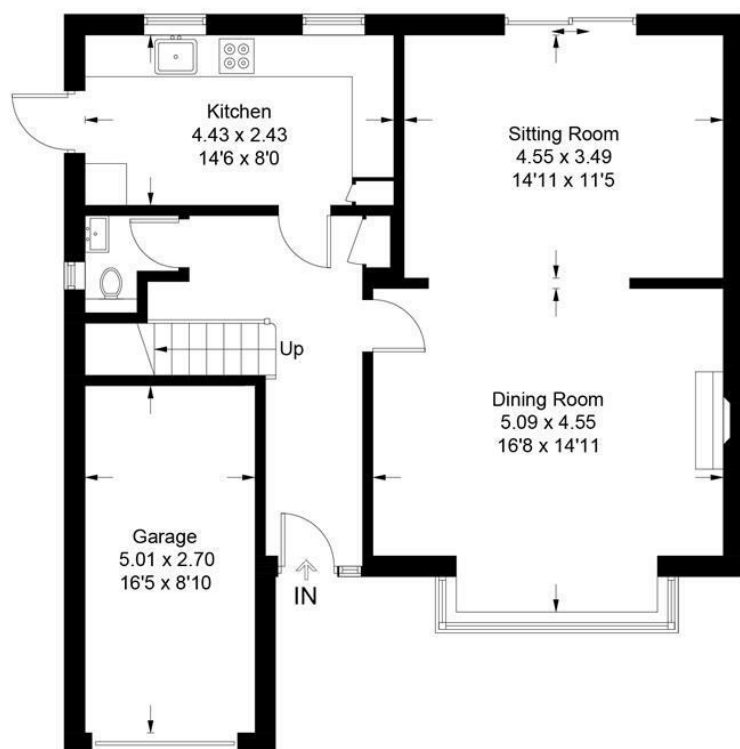
Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

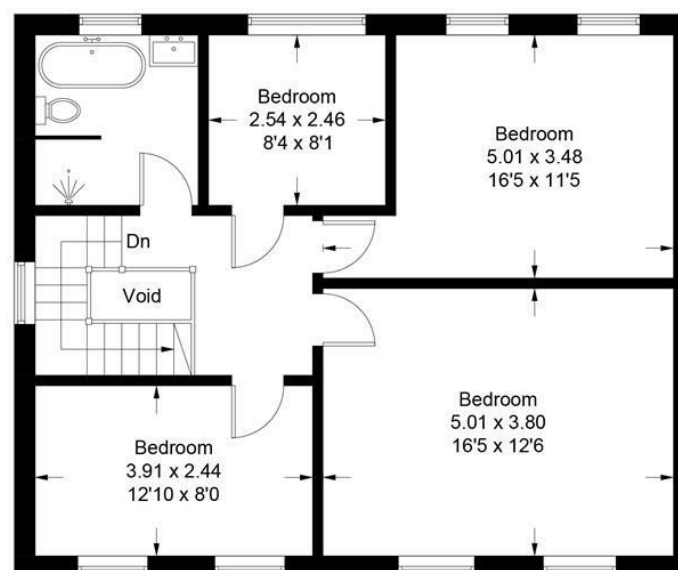


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Approximate Gross Internal Area = 136 sq m / 1464 sq ft
Garage = 11.5 sq m / 124 sq ft
Total = 147.5 sq m / 1588 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			8
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1245306)

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