



SILVERMAN
BLACK
PROPERTY SPECIALISTS





44 Mellows Road

Wallington, SM6 8PS

Offers Over £515,000

Silverman Black is delighted to offer this much extended three double bedroom/two bathroom/three reception room Victorian cottage which is located in a quiet cul-de-sac within a stones throw of Bandon Hill Primary School and Mellows Park. Extended both on the ground floor to provide an eat-in kitchen/breakfast room, and into the loft, creating a large master bedroom with an en suite shower room, the property affords spacious and flexible accommodation spread over three floors, whilst the owners have carefully and sympathetically sought to retain as much of the charm and character of the Victorian age as possible. The ground floor accommodation comprises two well proportioned reception rooms - the front room featuring a log-burning stove - and a sizable and well-equipped kitchen/breakfast room which incorporates a "side return" addition. The first floor affords two generous double bedrooms and a huge bath/shower room which measures over 13 ft x 9 ft - whilst a loft conversion provides another genuine double bedroom and a further en-suite shower room. Additional highlights include a wonderful south facing 50 ft rear garden - ideal for BBQs and al-fresco dining in the Summer - and a recently fitted Worcester boiler. In terms of local facilities, the shops and facilities of Wallington town centre & BR station are approximately 10 - 15 minutes walk away (0.6 miles), whilst the property would provide relatively easy access to several excellent schools including Bandon Hill, Highview Primary, Wilsons, Wallington County Boys Grammar and Wallington High School for Girls. "Green spaces" are available at Mellows Park, which is only a 5 minute walk away and Beddington Park which is about 12 minutes away. Larger shopping/leisure facilities including IKEA & a multiplex cinema complex are located at Valley Park retail centre which is 2 miles distant. Viewing of this charming yet spacious character cottage is highly recommended - so call today to book your appointment!

- A much extended three double bedroom/two bathroom period cottage, located in a quiet Victorian "quarter" close to Bandon Hill school and Mellows Park
- A ground floor "side return" extension creates a wonderful open plan kitchen/breakfast room facility, whilst a quality loft conversion affords a large double bedroom with an en-suite shower
- A stylish combination of modern functionality and some beautiful period features - including a log-burning stove in the living room
- Accommodation comprises two good size reception rooms, a large well-equipped kitchen/breakfast room, three genuine double bedrooms, a huge family bath/shower room and an en-suite shower room
- Pretty 50 ft south facing rear garden - ideal for family get-togethers and BBQs in the summer months
- Gas/Radiator heating with a recently refitted Worcester Bosch boiler, double glazing
- Freehold; Council Tax band "D"; EPC rating "C"
- Only about 5 minutes walk from Bandon Hill, Highview Primary and Wilsons schools with Wallington High School for Girls and Wallington County Boys Grammar schools also within easy striking distance
- 0.6 miles (12 minutes walk) to Wallington town centre and BR station, providing fast access to East Croydon & London Bridge
- Viewing of the "period gem" is highly recommended - to call today to book your appointment

