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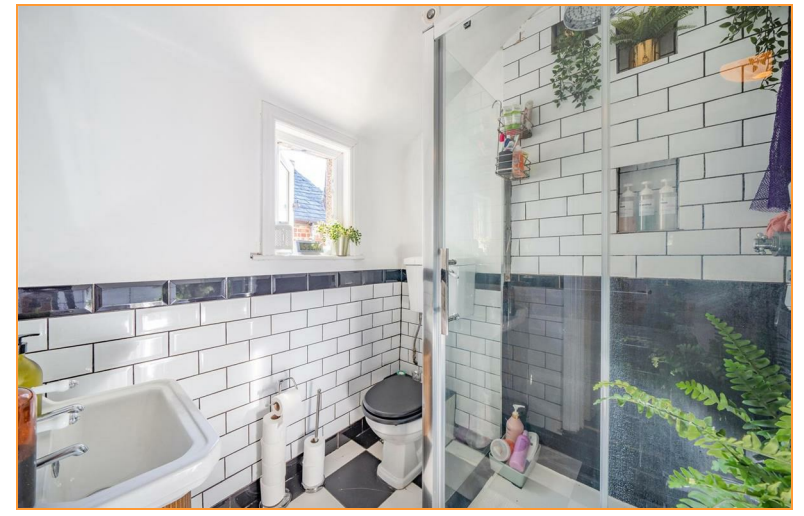


57 Mellows Road

Wallington, SM6 8PS

Price Guide £499,950

Silverman Black is delighted to offer this spacious and well presented three bedroom terraced Victorian cottage located in a popular residential street close to Bandon Hill School, Wilsons School and Mellows Park. Still largely in it's original configuration, the ground floor accommodation affords two separate but interconnecting reception rooms and a large fitted kitchen, whilst upstairs all three bedrooms are generously proportioned although a first floor shower room has been added which does compromise the third bedroom to a degree. Outside, the property has a small formal front garden, whilst the rear garden extends almost 75ft - a mature, secure garden - perfect for kids, BBQs and family get-togethers! Several properties in the street have already been extended into the loft - so it is likely that permission would be granted for a similar extension, although it may also be possible to add this under permitted development regulations. Other benefits include some lovely period features, gas/radiator central heating and part double glazing. In terms of local facilities, the shopping facilities of Wallington Town Centre is just over half a mile distant (12 minutes walk), whilst Wallington BR station is just a 14 minute walk away (0.8 miles) - with fast trains to London Bridge via East Croydon. Bandon Hill - one of the most sought after primary schools in the area - and Wilsons Boys Grammar School are both within 0.25 miles (5 minutes walk) whilst Mellows Park is located only immediately adjacent to the house. Viewing of this lovely "period gem" is highly recommended - so please call today to book a convenient appointment!



- A well presented three bedroom terraced Victorian cottage located in a popular and sought after residential street
- Only 0.25 miles to Wilson Boys Grammar School and Bandon Hill Primary School
- Characterful accommodation comprising two reception rooms on the ground floor with a generously sized kitchen
- Three good size bedrooms on the first floor with a shower room addition
- Loads of potential for extension into the loft (STPP)
- Mature c 75 ft rear garden - perfect for kids & pets
- Freehold; EPC rating "D" (68/86) ; Council Tax Band "D"
- Wallington Town Centre and BR station both with a 15 minute walk (0.8 miles)
- Viewing highly recommended - so call today to book your appointment

