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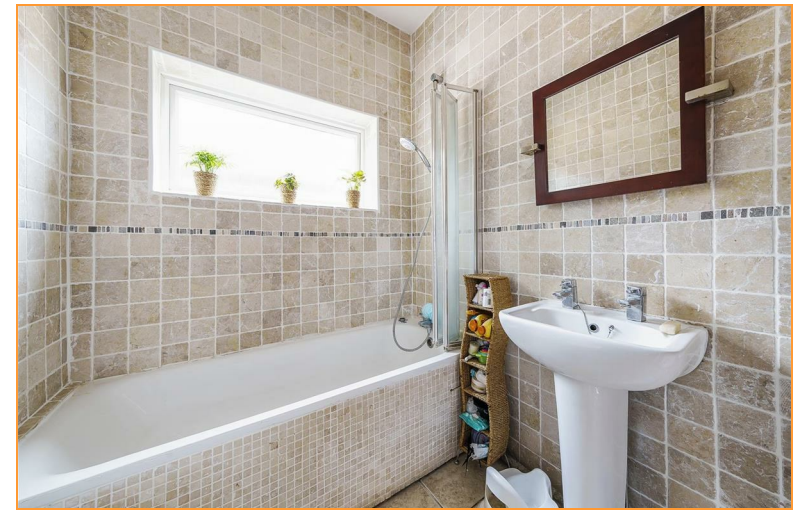


31 Senga Road

Wallington, SM6 7BG

Price Guide £525,000

Silverman Black is delighted to offer this spacious and well-proportioned three bedroom semi-detached house, located on a popular tree-lined street less than 10 minutes walk from Hackbridge BR station. The property affords excellent living accommodation with two large, independent reception rooms and a sizable galley kitchen on the ground floor with three genuine double bedrooms and a family bathroom upstairs - so there'll be no arguments amongst the kids about who gets "the small room"! Externally, there is parking for at least one car off street at the front of the house, a large attached storage shed to the side and a generous south facing garden at the back which extends almost 100 ft in length. Although requiring some sympathetic updating and modernisation internally, the property does afford an outstanding opportunity for extension - with potential in the loft, to the rear of the house and also to the side - making a "wrap-around" or a two-storey side addition a possibility. As the property is still in its original configuration, a rear or loft extension should be possible under "permitted development" allowances - although more ambitious projects will, of course, require the necessary consents. The property has been recently redecorated - making it a good "blank canvass" for the next owners to put their own "stamp" on, and our client has confirmed that they will be vacating the property - so there will be no onwards chain to cause any delays! In terms of facilities, Hackbridge BR station is 8 minutes walk away (0.3 miles) - affording fast & frequent access to Clapham Junction & London Victoria - there are buses from the end of the road up to Morden (giving access to the Northern Line of the underground) and the Wimbledon - Beckenham Tram service (via East Croydon) is less than a mile away. Shopping and educational facilities are also close at hand with five Grammar Schools within a 3 mile radius. Viewing is highly recommended so book your visit today!



- A well presented and generously proportioned three bedroom semi detached house located in a popular and sought after location only 8 minutes walk from Hackbridge BR station
- Excellent living accommodation incorporating two large independent reception rooms and a large galley kitchen on the ground floor, and three genuine double bedrooms and the family bathroom upstairs
- One off street parking space to the front of the house, a large attached storage facility to the side and a south facing rear garden which extends almost 100 ft
- Recently redecorated - creating a good "blank canvass" for future owners, but some modernisation works are still required
- Exceptional potential for extension - into the loft, to the rear and to the side - making a "wrap around" or two-storey side addition possible (STPP)
- Full permitted development allowance still available as the property is in its original configuration
- Freehold; Council Tax Band "D"; EPC rating "TBC"
- Hackbridge BR station 0.3 miles, Tram services between Wimbledon & Beckenham via East Croydon only 0.9 miles; regular bus service to Morden Underground from the end of the road
- Shopping and excellent educational facilities available in Hackbridge, with five Grammar Schools located with a 3 mile radius
- Viewing highly recommended - so book your appointment to visit today

