







## 12 Felnex Avenue

Wallington, SM6 7DP

Price Guide £650,000

Silverman Black is delighted to offer this spacious and beautifully presented three bedroom/three bathroom town house located on the popular New Mill Quarter development, only about five minutes walk from Hackbridge BR station. The property affords generously proportioned accommodation spread over three floors - with a good size eat-in kitchen/dining room, a cloakroom and a large garage on the ground floor; a sizable living room, a double bedroom and a bathroom on the first floor, with two further bedrooms, both with en-suite shower rooms, on the top floor. Built by David Wilson Homes and being less than 8 years old, all of the kitchen and bathroom equipment in the house is modern and in great condition, whilst the property also features full SDEN central heating, double glazing, the balance of the ten-year NHBC guarantee and has a "C" rated Energy Performance Certificate. Externally, there is a small formal garden and an off street parking space to the front of the house, whilst to the rear there is a mature, sunny, west-facing garden - perfect for a quiet cup of coffee on a warm summer's morning! In terms of facilities, Hackbridge BR station is about 0.25 miles distant and affords frequent fast trains to Clapham Junction, London Victoria and The City in around 30 minutes, whilst the village centre offers a wide range of useful shops including a recently opened Lidl supermarket. The London Borough of Sutton is extremely well regarded in terms of the quality of education, with exceptional primary and secondary facilities, a choice of five Grammar Schools and some excellent Independent and Private schools close by. Buses run from immediately outside New Mill Quarter to Sutton, Purley and to Morden, where the London Tube network can be accessed, whilst there is access to the South London tram network (Wimbledon to Beckenham via East Croydon and Bromley) at Mitcham Junction - approximately 1 mile distant. Viewing is highly recommended - so book your appointment today!



- A beautifully presented three bedroom/three bathroom town house located on the popular New Mill Quarter development in Hackbridge
- Spacious & generously proportioned living accommodation spread over three floors featuring a good size kitchen/dining room, first floor living room, three genuine double bedrooms and three bathrooms (including two en-suite facilities)
- Other benefits include a ground floor WC, large integral garage, SDEN central heating system, double glazing and a sunny west-facing rear garden
- Luxury Moduleo flooring has been professionally laid throughout the ground floor and upstairs bathrooms
- Being less than 8 years old, the property also has the balance of the 10 year NHBC guarantee and a "C" rated Energy Performance Certificate. Freehold; Council Tax band E
- 0.25 miles (5 minutes walk) from Hackbridge BR station which offers frequent fast trains to Clapham Junction, London Victoria & The City in around 30 minutes
- Well stocked village shopping area with a variety of useful shops including a large recently opened Lidl supermarket
- Access to all of the Borough's educational facilities including five Grammar Schools and some exceptional Private and Independent establishments
- Access at Mitcham Junction (1 mile distant) to the Wimbledon to Beckenham tram service, which also calls at East Croydon and Bromley
- Viewing of this fantastic family home is very strongly recommended

