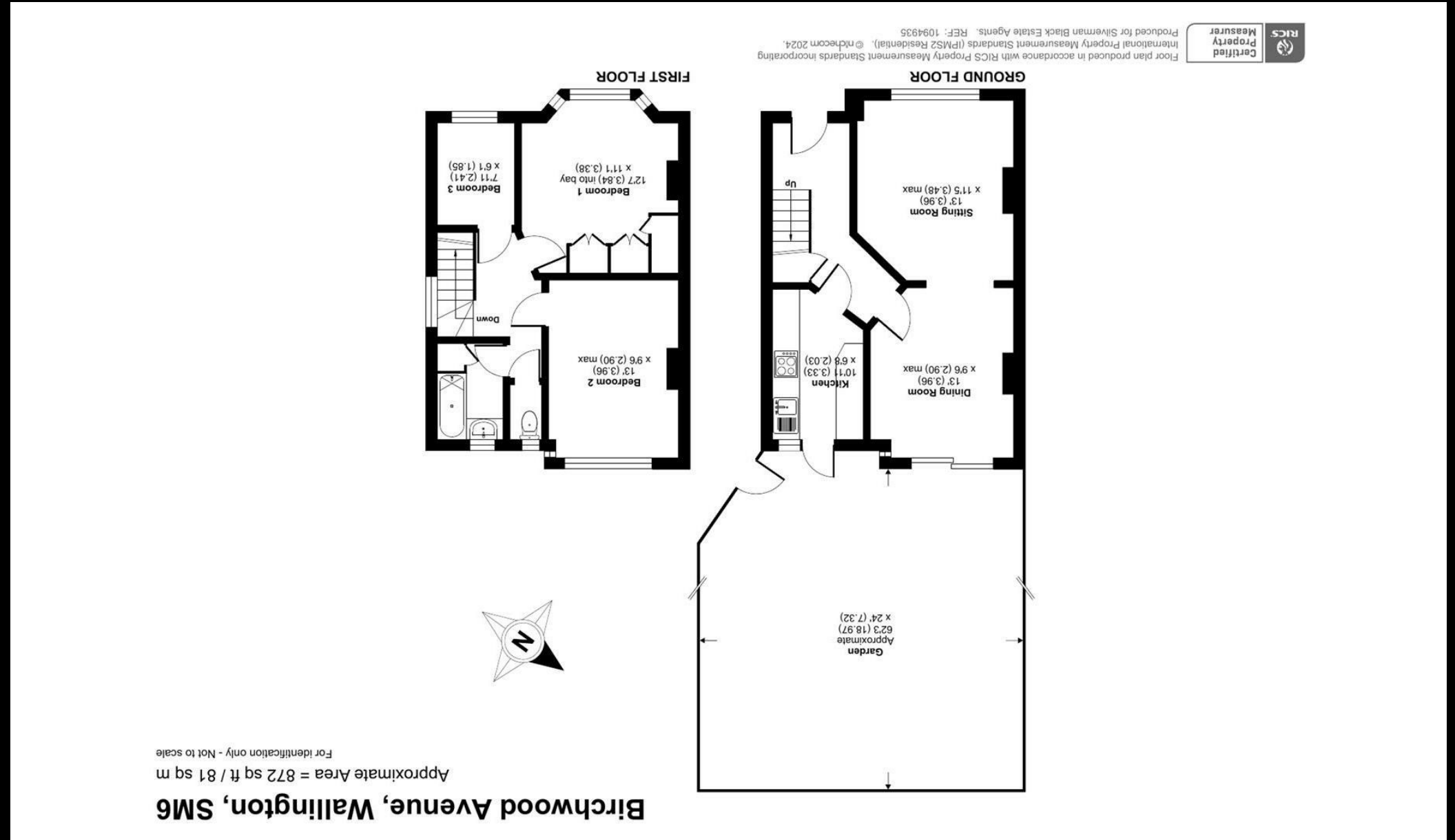






61 Birchwood Avenue

Wallington, SM6 7EN

Offers Over £500,000

Looking for a "blank canvass" to put your stamp on? Silverman Black is delighted to offer this spacious and well presented three bedroom semi detached house, located in a quiet & popular residential cul-de-sac only 0.6 miles from Hackbridge BR station. The property, which is being sold with full vacant possession and no onward chain, does require some modernisation & updating but has just been completely rewired and offers good size and well-proportioned accommodation which incorporates separate but interconnecting reception rooms, a galley kitchen and a generous hall on the ground floor, with three bedrooms (2 doubles & a single) and the bathroom facilities upstairs. Externally, the property has a small private front garden which could be repurposed to provide off street parking for one car, a shared driveway which would originally have provided access to a recessed garage and a mature 60 ft back garden, which is mainly laid to lawn with a substantial sun deck and raised flower beds and borders surrounding. In terms of the internal condition of the house, the property is presented in tidy decorative order, is double glazed and does benefit from a relatively new roof, but does require central heating to be fitted and upgrades to both the kitchen and bathrom facilities amongst other things. In terms of local facilities, the green "open spaces" of Beddington Park are about 6 minutes walk away, Hackbridge BR station is just a 12 minute walk (0.6 miles - accessing Clapham Junction and London Victoria) as is Wallington County Grammar School. Mitcham Junction station, which offers access to the Wimbledon to Beckenham (via East Croydon) tram link is 1.6 miles away, with ample shopping & recreational facilities (Wallington, Carshalton and the Valley Park Trade Estate - incorporating IKEA and a multiplex cinema) are all with 2 miles. Viewing of this potentially perfect home is very highly recommended - so call today to book your appointment to visit!



- A well-presented three bedroom semi-detached family home located in a quiet and popular residential cul-de-sac, just over half a mile from Hackbridge BR station
- Some modernisation and updating are required - including installing central heating - but the property is double glazed, has had a new roof fitted relatively recently and is newly rewired
- Good size entrance hall, interconnecting reception rooms and a galley kitchen on the ground floor with three bedrooms and the bathroom facilities upstairs
- Ample potential to extend both to the rear and into the loft - none of the property's "permitted development" allowance has been used
- Front garden which could be converted for use as off street parking (STPP), shared driveway and a 60 ft rear garden with a large sun deck and mature lawns
- Freehold; Council Tax Band "D"; EPC rating "G" - as there is no central heating source.
- Hackbridge BR station 0.6 miles/11 minutes walk; Mitcham Junction tram link (Wimbledon to Beckenham via East Croydon) 1.6 miles distant
- Wallington County Grammar School 0.6 miles; Hackbridge Primary School 1 mile, a plethora of other excellent educational facilities - including 4 further Grammer Schools - are within 3 miles
- Viewing is very strongly recmmended - so call today to book your appointment to visit

