



Westcroft Road, Wallington

- VICTORIAN PROPERTY
- MANY CHARACTER FEATURES
- GAS CENTRAL HEATING
- 60' REAR GARDEN
- DESIRABLE VILLAGE LOCATION
- UPSTAIRS BATHROOM
- DOUBLE GLAZING, SASH TO FRONT
- NO ONWARD CHAIN

£460,000

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

Westcroft Road, Wallington

DESCRIPTION

Hunters are delighted to offer this fantastic, two double bedroom, two reception room, character Victorian property. Situated in a rarely available and highly regarded residential road, this lovely home has so much to offer including a 60' garden and no onward chain.

There are many original features including fireplaces in both reception rooms. The rear reception room also includes a log burner. There is a spacious loft which offers potential to convert, subject to the usual planning and building regulations.

Carshalton Village has so many amenities and much to discover; Westcroft Leisure Centre, mainline station, bus routes, shops, cafes, restaurants and the beautiful Carshalton ponds and well-kept parks. Come and view! You won't be disappointed.





GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC
		77	
	57		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC
			65
			44

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Carshalton Office on 020 8669 1231 if you wish to arrange a viewing appointment for this property or require further information.

92 High Street, Carshalton, Surrey, SM5 3AE

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