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**HUNTERS**  
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# Taylor Road, Wallington

£865,000



Nestled on the desirable Taylor Road on the Wallington/Carshalton borders, this beautifully presented semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 1,644 square feet, the property has been thoughtfully extended to provide ample living space for families or those who enjoy entertaining.

The home is complemented by four generously sized bedrooms, ensuring that everyone has their own private retreat. The property boasts two well-appointed bathrooms, making morning routines a breeze for busy households.

One of the standout features of this home is the lovely west-facing garden, which provides a tranquil outdoor space to relax and unwind. Whether you are hosting summer barbecues or enjoying a quiet evening under the setting sun, this garden is sure to impress.

Parking is also a significant advantage, with space available for two vehicles, making it convenient for families with multiple cars or guests. Located on a sought-after residential road, this property is ideally situated close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
carshalton@hunters.com | www.hunters.com



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## KEY FEATURES

- FOUR SPACIOUS BEDROOMS
- TWO BATHROOMS
- STUNNING OPEN PLAN KITCHEN
- LOVELY WEST FACING GARDEN
  - PARKING FOR 2 CARS
  - CELLAR
- VERY WELL PRESENTED THROUGHTOUT
- HIGHLY DESIRED LOCATION









Taylor Road, SM6



Approx. Gross Internal Floor Area 1644 sq. ft / 152.76 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.  
Produced by designimperial.com



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

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