4 2 3 D

Clyde Road, Wallington

£675,000

1780 SQUARE FEET! - This delightful semi-detached house offers a perfect blend of comfort and style. There are three inviting reception rooms, providing ample space for both relaxation and entertaining. The home is complemented by a lovely rear garden, which features a garden room, ideal for working from home or a children's den.

The property comprises four spacious bedrooms, ensuring that there is plenty of room for family and guests. With two well-appointed bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Additionally, the house includes a cellar, offering extra storage space or the potential for further development. Parking is convenient with space for two vehicles, and the potential for adding more, making this home not only practical but also highly desirable.
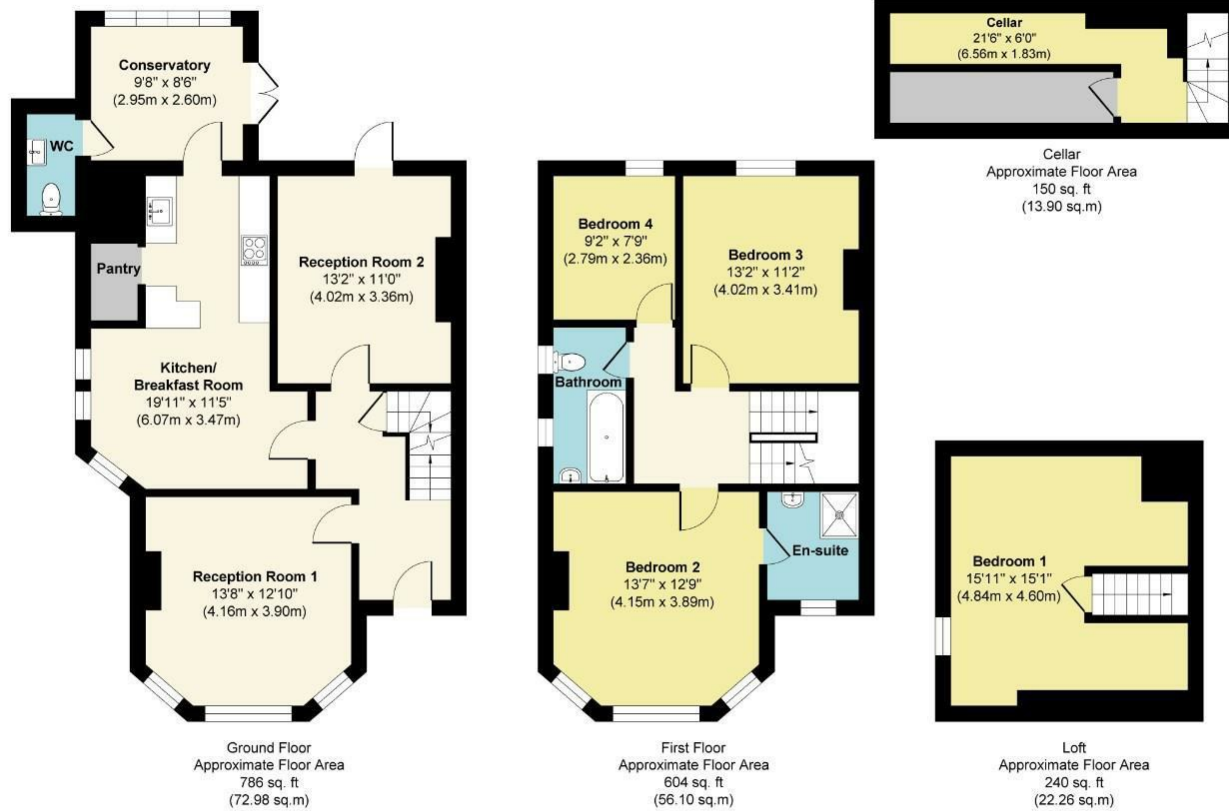
KEY FEATURES

- FOUR SPACIOUS BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS WC
- THREE RECEPTION ROOMS
- CELLAR
- DRIVEWAY FOR 2 CARS
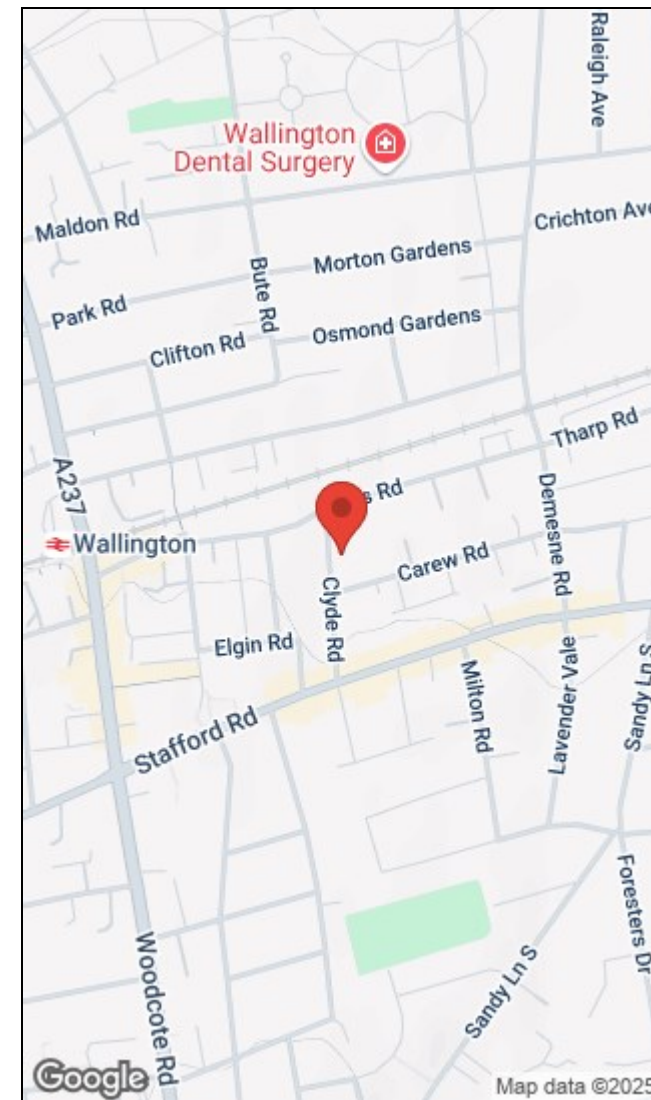- LARGE GARDEN
- GARDEN ROOM

Floor Plans

Ground Floor

Conservatory
9'8" x 8'6"
(2.95m x 2.60m)

WC

Pantry

Reception Room 2
13'2" x 11'0"
(4.02m x 3.36m)

Kitchen/Breakfast Room
19'11" x 11'5"
(6.07m x 3.47m)

Reception Room 1
13'8" x 12'10"
(4.16m x 3.90m)

Ground Floor
Approximate Floor Area
786 sq. ft
(72.98 sq.m)

First Floor

Bedroom 4
9'2" x 7'9"
(2.79m x 2.36m)

Bedroom 3
13'2" x 11'2"
(4.02m x 3.41m)

Bathroom

Bedroom 2
13'7" x 12'9"
(4.15m x 3.89m)

En-suite

First Floor
Approximate Floor Area
604 sq. ft
(56.10 sq.m)

Cellar

Cellar
21'6" x 6'0"
(6.56m x 1.83m)

Cellar
Approximate Floor Area
150 sq. ft
(13.90 sq.m)

Loft

Bedroom 1
15'11" x 15'1"
(4.84m x 4.60m)

Loft
Approximate Floor Area
240 sq. ft
(22.26 sq.m)

Approx. Gross Internal Floor Area 1780 sq. ft / 165.24 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC