



HUNTERS[®]

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Grosvenor Road, Wallington

£435,000

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NO ONWARD CHAIN! This delightful end of terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. Spanning 633 square feet, the property boasts two double bedrooms and an upstairs bathroom.

The ground floor features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The property is further enhanced by a lovely rear garden, which offers a tranquil outdoor space for gardening or al fresco dining, complete with side access for added convenience. Additionally, the house includes its own garage, providing secure parking or extra storage options. The seller is currently making the front garden into a driveway and installing a drop kerb.

Situated just off the bustling High Street, residents will benefit from a variety of local amenities, including shops, cafes, and restaurants. Wallington station is also within close proximity, making commuting to London and beyond a breeze.

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

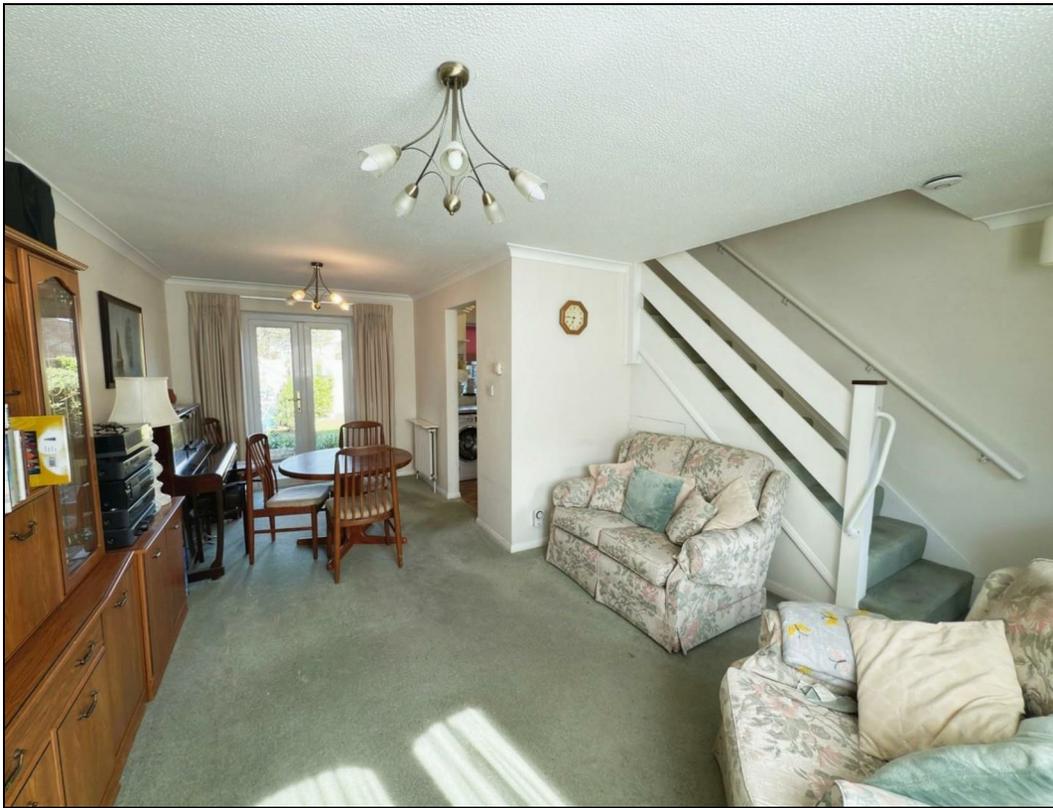


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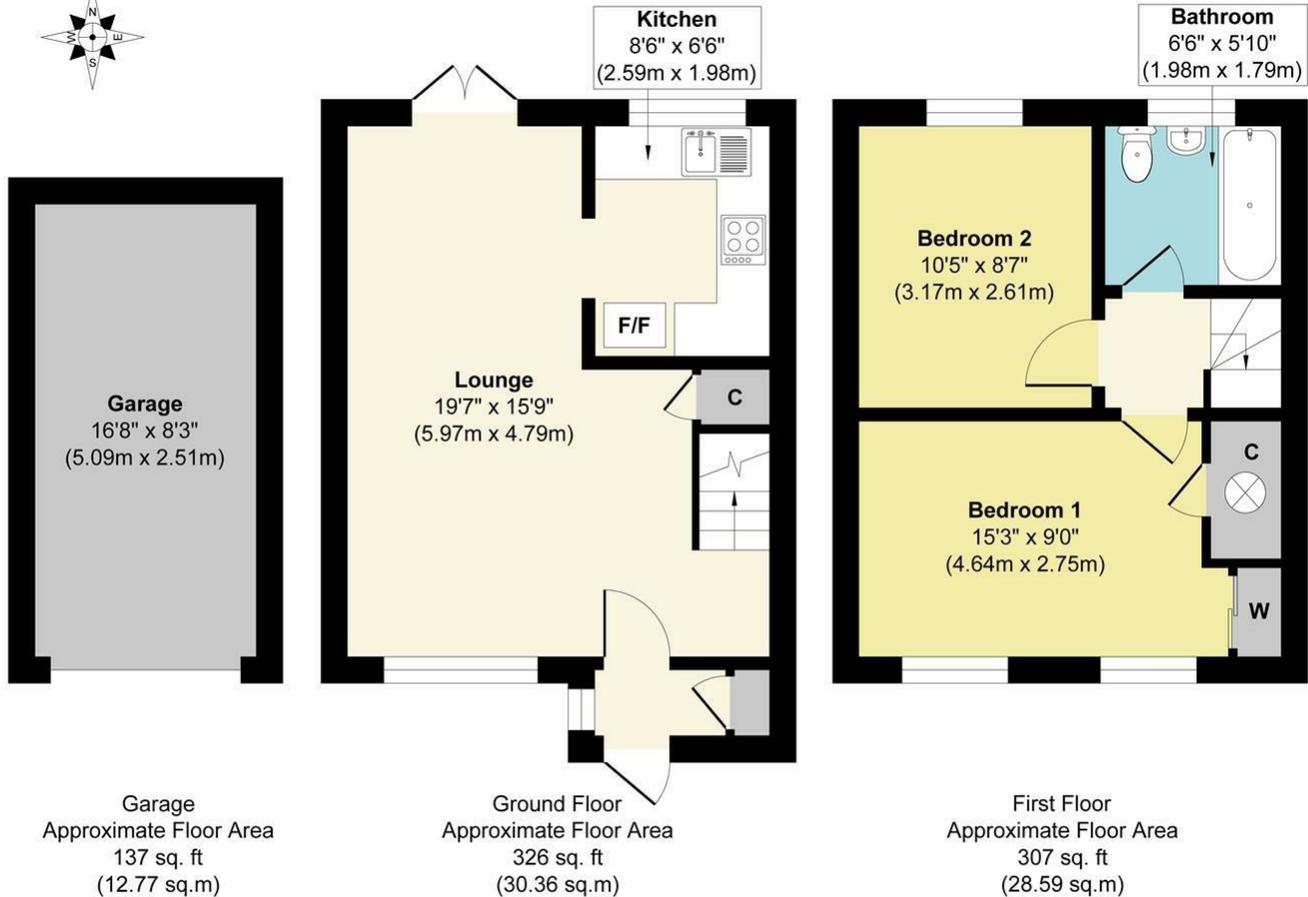
KEY FEATURES

- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM
- LOVELY GARDEN WITH SIDE ACCESS
- DROP KERB AND DRIVEWAY BEING INSTALLED
- GARAGE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN





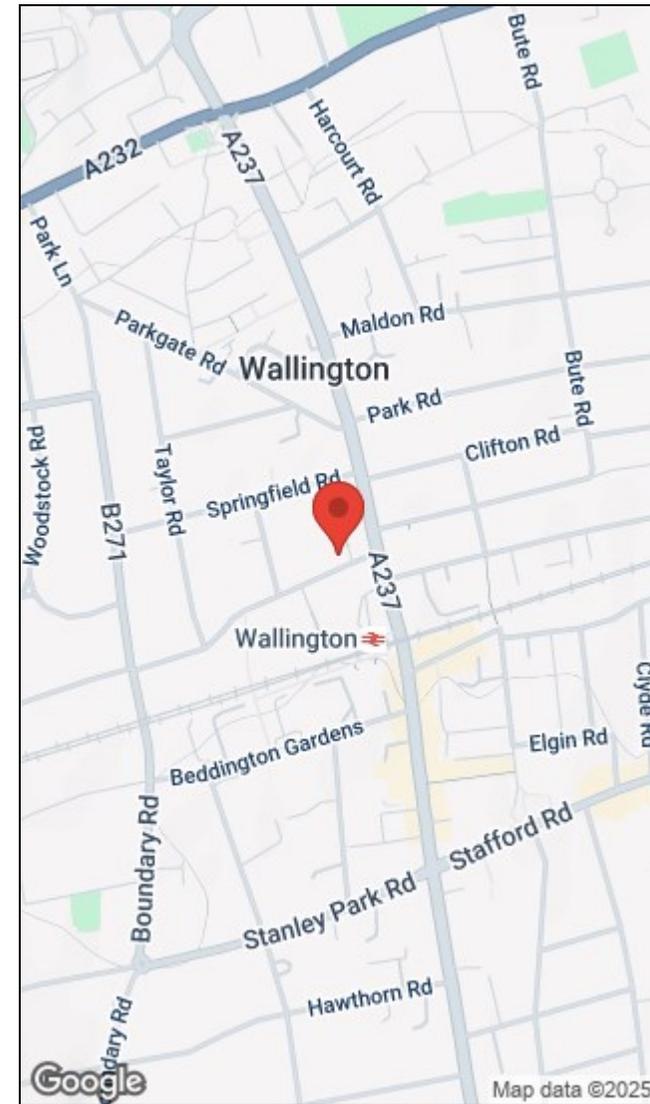
Grosvenor Road, SM6



Approx. Gross Internal Floor Area 770 sq. ft / 71.72 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	88		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
71			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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