

Wallington

020 8773 4455
Andrewsonline.co.uk

Andrews 



Charlotte Road,
WALLINGTON
Surrey, SM6 9AX

£619,950

Energy Efficiency Rating: D

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A stunning semi detached family home with plenty of character that is a credit to the current owners and has the benefit of 'no onward chain'



This charming period property is conveniently located within 0.5 miles of Wallington Mainline Station - making it ideal for those who commute, along with being within only 0.6 miles of Mellows Park. Wallington is known for its many excellent schools, with this house being within 0.8 miles of Wilson's School and also inside the admission area for Bandon Hill Meadow Field Primary School.

We believe that upon entering this beautiful semi detached period property, you'll be immediately impressed with everything this bright and spacious family home has to offer.

The property consists of an entrance hall, 15'1 x 14'6 lounge, downstairs WC, 13'9 x 11'2 family room, a contemporary 18'2 x 9'9 kitchen/diner, fully tiled upstairs bathroom with separate WC and three good sized bedrooms - the largest measuring 13'11 x 12'9.

This appealing character property - which retains much of its period charm - also boasts a cellar, loft, off street parking to the front and a nicely established 79'2 x 26'0 east facing garden to the rear - perfect for enjoying the impending summer months.

This delightful semi detached house - with the benefit of no onward chain - is an ideal family home and a viewing is highly recommended to fully appreciate everything this exquisite period property has to offer.

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Summary

- Semi detached
- Off street parking
- Beautifully presented
- 15'1 x 14'6 lounge
- Period features
- 13'9 X 11'2 family room
- Cellar
- 18'2 x 9'9 kitchen/diner
- Three good sized bedrooms
- 79'2 x 26'0 rear garden
- No onward chain

Highlights

 119 sq m

 Located within 0.5 miles of Wallington Mainline Station

 Bandon Hill Meadow Field Primary School is within 0.4 miles

 Wilson's School is within 0.8 miles

Interested in this property?

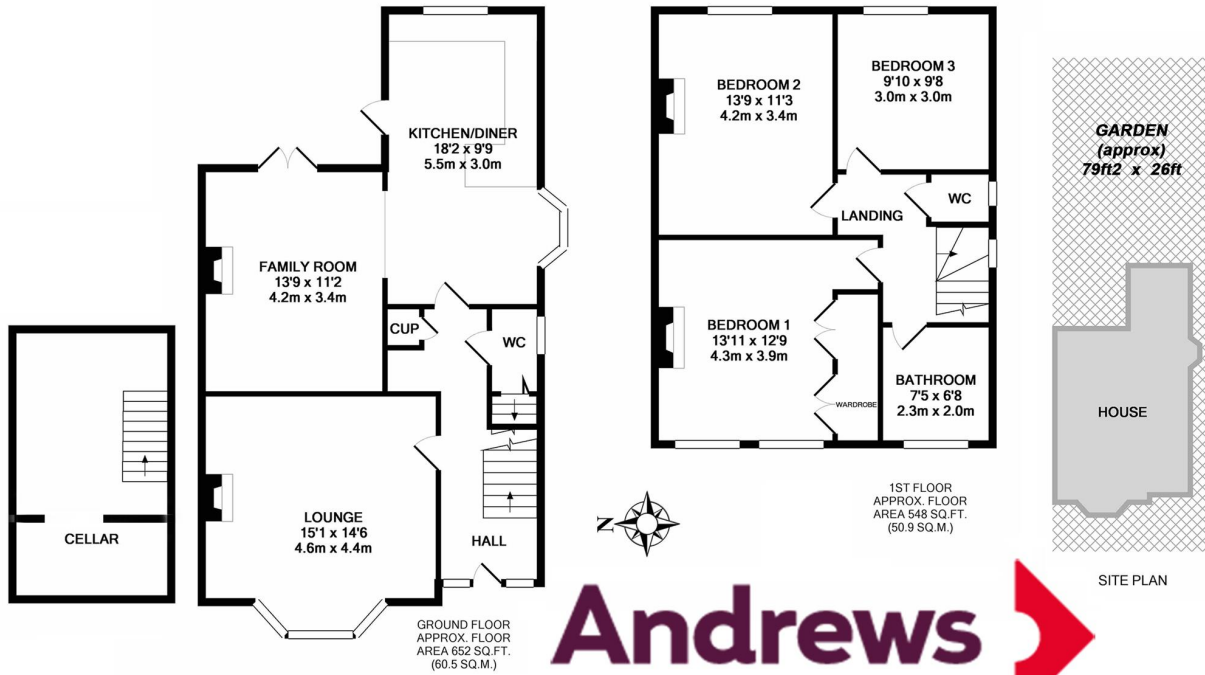
For viewings and advice please get in touch with our Wallington branch on 020 8773 4455

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		49	72
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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TOTAL APPROX. FLOOR AREA 1360 SQ.FT. (126.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.



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