



ASHLEIGH FLETCHER

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exp UK

Wallington, Surrey

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Imagine having Wallington high street's shops at your doorstep and the station just a short stroll away; this sleek, move-in ready home offers unbeatable convenience, contemporary style, and low running costs - ideal for first-time buyers or investors looking for a perfect opportunity.

Step into a bright lounge, where a large double-glazed window pours in natural light across sleek laminate wood effect flooring, complemented by a stunning panelled feature wall. The kitchen, just a year old, features a Hotpoint gas hob, Beko electric oven, a chrome extractor, tiled splashbacks, and a Worcester combination boiler, installed just last year.





The spacious bedroom is bright and inviting, large enough to accommodate a super king bed along with numerous additional bedroom furnishings.

The contemporary shower room offers a corner cubicle, heated towel rail, wall-mounted wash hand basin, and tiled walls and floors.

In the hallway, a large airing cupboard provides extra storage. Outside, enjoy communal grounds and your own, dedicated off-street parking space.



This sleek, contemporary home is fully upgraded, from the modern kitchen to the stylish shower room, and it's completely move-in ready.

Perfect for a first-time buyer or investor, all the work is done - just step in and start living.

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

