



ASHLEIGH FLETCHER

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exp UK

Wallington, Surrey

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Mature trees, a generous frontage and a real sense of calm give this four-bedroom home an arrival that feels both established and quietly impressive.

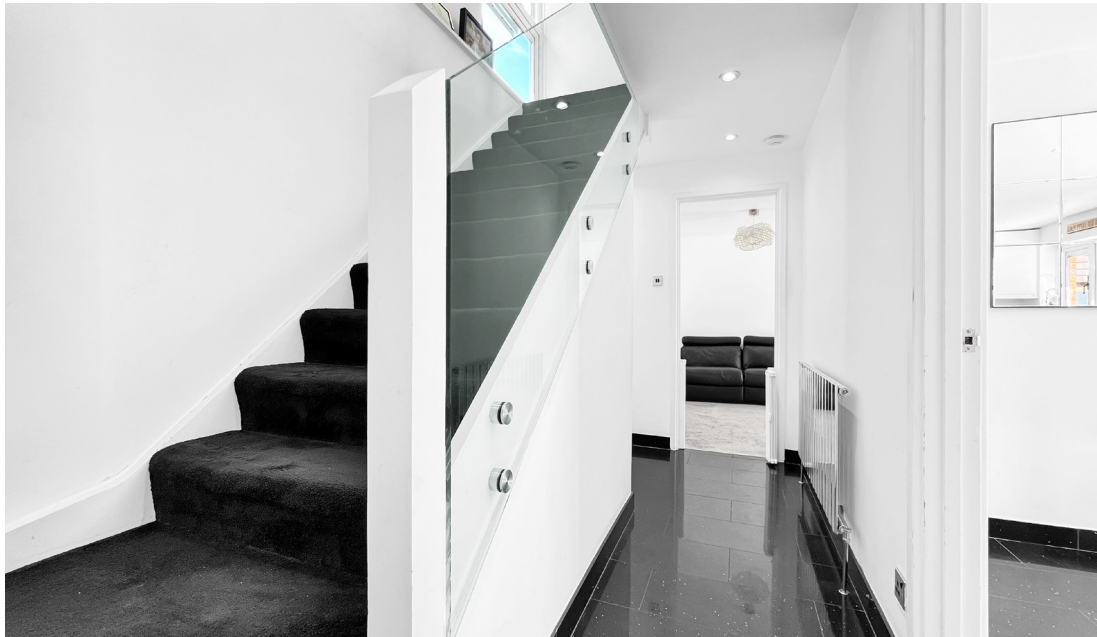
Behind that first impression is a home that is genuinely ready to enjoy, with a landscaped rear garden beyond the lounge's bi-fold doors, parking for several vehicles, a tandem garage, premium fitted blinds to every window and fitted wardrobes in each bedroom. With woodland just across the road for evening walks or dog walks, this is the sort of home that starts working on you before you have even reached the front door.





Located off the entrance hallway, the double-aspect lounge is filled with natural light thanks, in part, to the bi-fold doors opening directly onto the rear garden.

The kitchen breakfast room, complete with ambient under-worktop lighting, offers an easy everyday space for family life and comes fitted with Neff appliances, while the separate utility room keeps the practical side of the home neatly tucked away. A downstairs WC adds further convenience.



Upstairs, the landing provides access to all four bedrooms, along with a large airing cupboard. The principal bedroom overlooks the garden and features a full wall of fitted wardrobes, while every bedroom benefits from its own fitted wardrobe storage.

Bedroom two also enjoys a striking floor-to-ceiling window. The family bathroom is well finished, with a concealed-cistern WC, inset wash hand basin, bath with shower over, and access to the insulated, part-boarded loft.





The rear garden can be accessed from the lounge bi-fold doors, the kitchen's double French-style doors, or via side gated access from the driveway.


A large patio leads up to a level lawn, creating a garden that feels practical, low-maintenance and perfectly suited to family life. The tandem garage also has a rear personal door, making it ideal for keeping garden equipment, outdoor furniture and children's belongings stored neatly away, along with the family car.



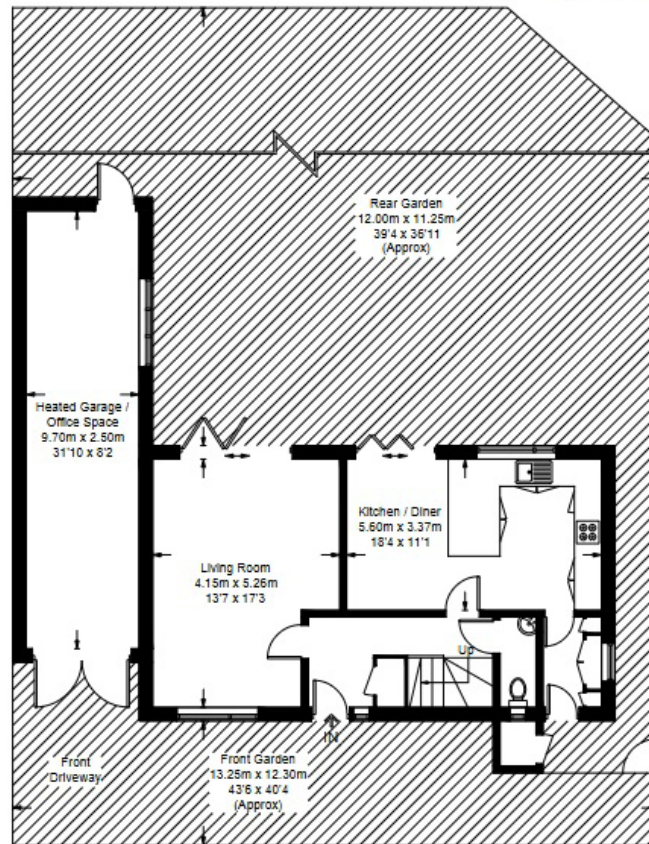


This home brings together the details buyers usually have to compromise on: setting, parking, storage, presentation, garden space and a move-in ready finish. Add in the woodland opposite, the bi-fold doors, the fitted wardrobes, the blinds throughout and the landscaped garden, and it becomes very clear why this is not just another four-bedroom home. This is the sort of home that makes the rest of your shortlist feel like a compromise.

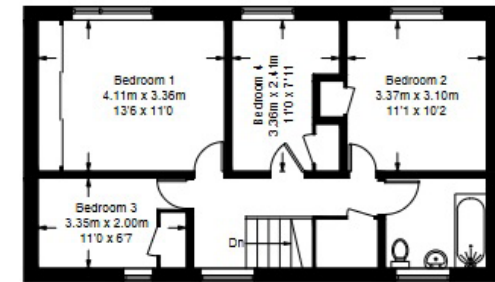
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft
 Outbuildings = 25.5 sq m / 274 sq ft
 Total = 135.8 sq m / 1461 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.