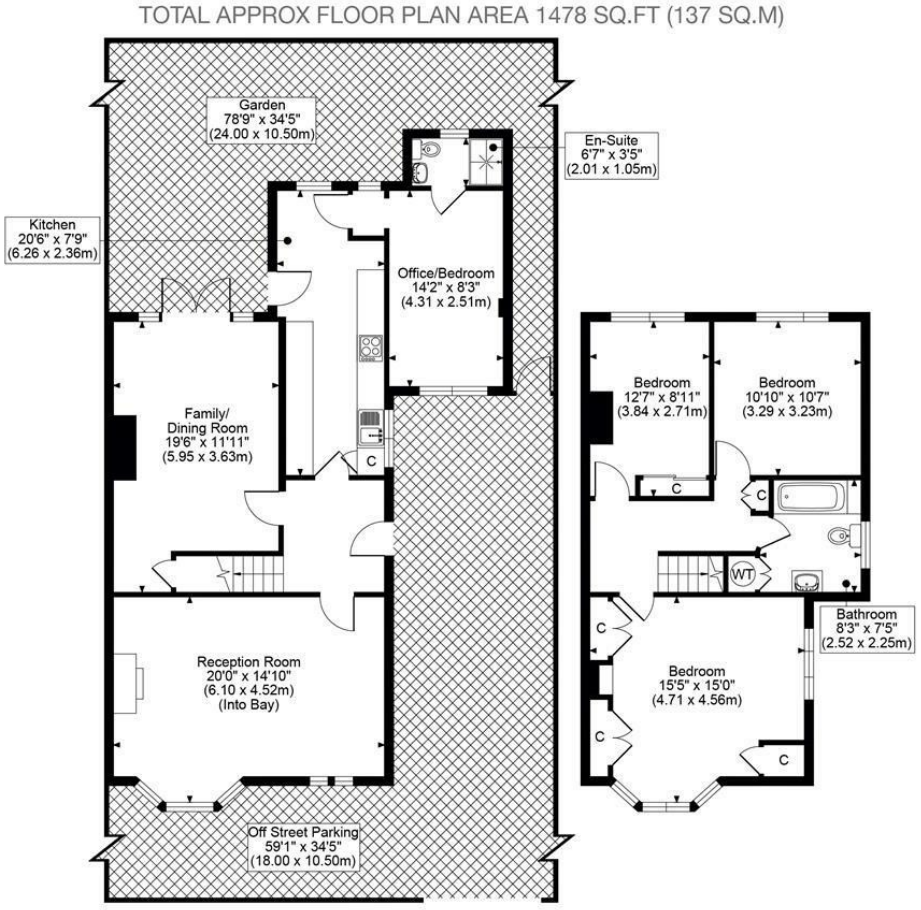


INGLEBY WAY, SM6

TOTAL APPROX FLOOR PLAN AREA 1478 SQ.FT (137 SQ.M)




GROUND FLOOR FIRST FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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# Ingleby Way, Wallington SM6 9LP

## Guide Price £700,000

**GUIDE PRICE £700,000 - £750,000**
Situated in the popular area of Ingleby Way, Wallington, this charming 1930s semi-detached family home offers a fantastic combination of character, spacious accommodation and modern-day practicality.

The property provides four bedrooms, with the fourth currently arranged as a versatile study and benefiting from its own en-suite shower room. This flexible space could easily be used as a bedroom, home office or guest accommodation depending on the needs of the new owners.

Downstairs, there are two well-proportioned reception rooms, offering plenty of space for both family life and entertaining. The property also benefits from a large driveway, providing ample off-road parking for multiple vehicles.

The location is particularly appealing to families, with a number of highly regarded schools within easy reach, along with local shops, amenities, parks and excellent transport links.

Offering a combination of period character, generous living space and a highly desirable family location, this is an excellent opportunity for those looking to make a long-term home in Wallington.

- Four Bedrooms
- Two Bathrooms
- Vendor Suited
- Sought After Location
- Council Tax Band F
- EPC Rating D













