

Carleton Avenue, Wallington,

Offers In Excess Of £875,000 - Freehold

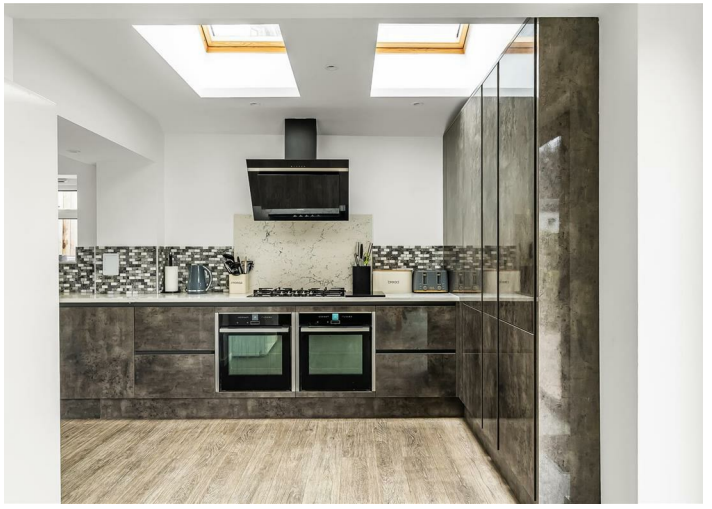
WILLIAMS HARLOW

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WJB 930
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Williams Harlow – A handsome period house with a modern and alluring interior, designed to maximise everyday family life. Four bedrooms, spacious family room with bi fold doors opening onto garden, highly prized road which close to the best Wallington schools. Ready to view now.

The Property

With lots of original character and charm on offer, this spacious house has been designed and modernised to enhance the house and ensure future proofed suitability for any growing family. Accommodation is split over two floors and includes four bedrooms (most with fitted wardrobes), family bath and shower room, lounge, family room, kitchen, entrance hall and cloakroom. Cleverly designed the kitchen opens into the family in part which makes the most of both rooms. The family room with its impressive fitted storage and large bi-fold door, feels like the room where 'life' happens and family and friends will catch up and share. Presented and decorated with style its likely you can move in and enjoy from the off.

Outdoor Space

With a pretty and private west facing rear garden measuring 88 ft, the rear garden is ideal for growing children. There is a summer house at the end of the garden. The patio off the house is ideal for the summer furniture and acts as the perfect intermediary between the house and garden. The front garden is split between driveway and garden which offers a balance of practicality and looks.

The Local Area

Wallington forms part of the borough of the Greater London borough of Sutton. As Sutton borders Surrey, it has a blend of the relaxed Surrey vibe with the convenience and shopping experiences of Greater London. The initial draw for many will be the excellent local schools, which are varied and outstanding. Additionally, the area has two long and busy high roads and a train station serving London Victoria and London Bridge. Of the area, its considered that South Wallington is the most favoured postcode to live in and thankfully this property fits that brief. Nearby towns include Croydon, Banstead, Sutton and Carshalton.

Why You Should View

Impressive access to schools, transport, high street, accommodation and internal and external decoration are all on offer and will appeal to any serious house buyer.

Local Transport

Buses From Wallington:
127 - Wallington to Tooting
151 - Wallington to Worcester Park
157 - Wallington to Morden
410 Wallington to Crystal Palace
455 - Purley to Wallington Via Wets Croydon
463 - Coulsden to Mitcham
633 - Coulsden to Mitcham
S4 - Wilsons School to St Helier
Trains from Wallington: Southern Service London Victoria/Bridge (Circa 40 mins) to Epsom. (Circa 16 mins)

Local Schools

John Fisher – Boys Catholic- Ages 11 – 18
Foresters Primary – Mixed state – ages 3 – 11
Bandon Hill – Mixed state – ages 3 – 11
Wallington Girls – Grammar – ages 11 – 18
St Elpheges – Mixed Catholic, Ages 3 – 11
Wilsons – Boys Grammar – Ages 11 – 18

Features

Four Bedrooms - Family Bath Shower Room - West Facing Garden - Driveway - Summer House - Spacious Kitchen - Bi Fold Doors - Patio -

Benefits

Good Condition - Modern Interior - Close to Shops - Close to High Street - Sought After Area -

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Why Williams Harlow

We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

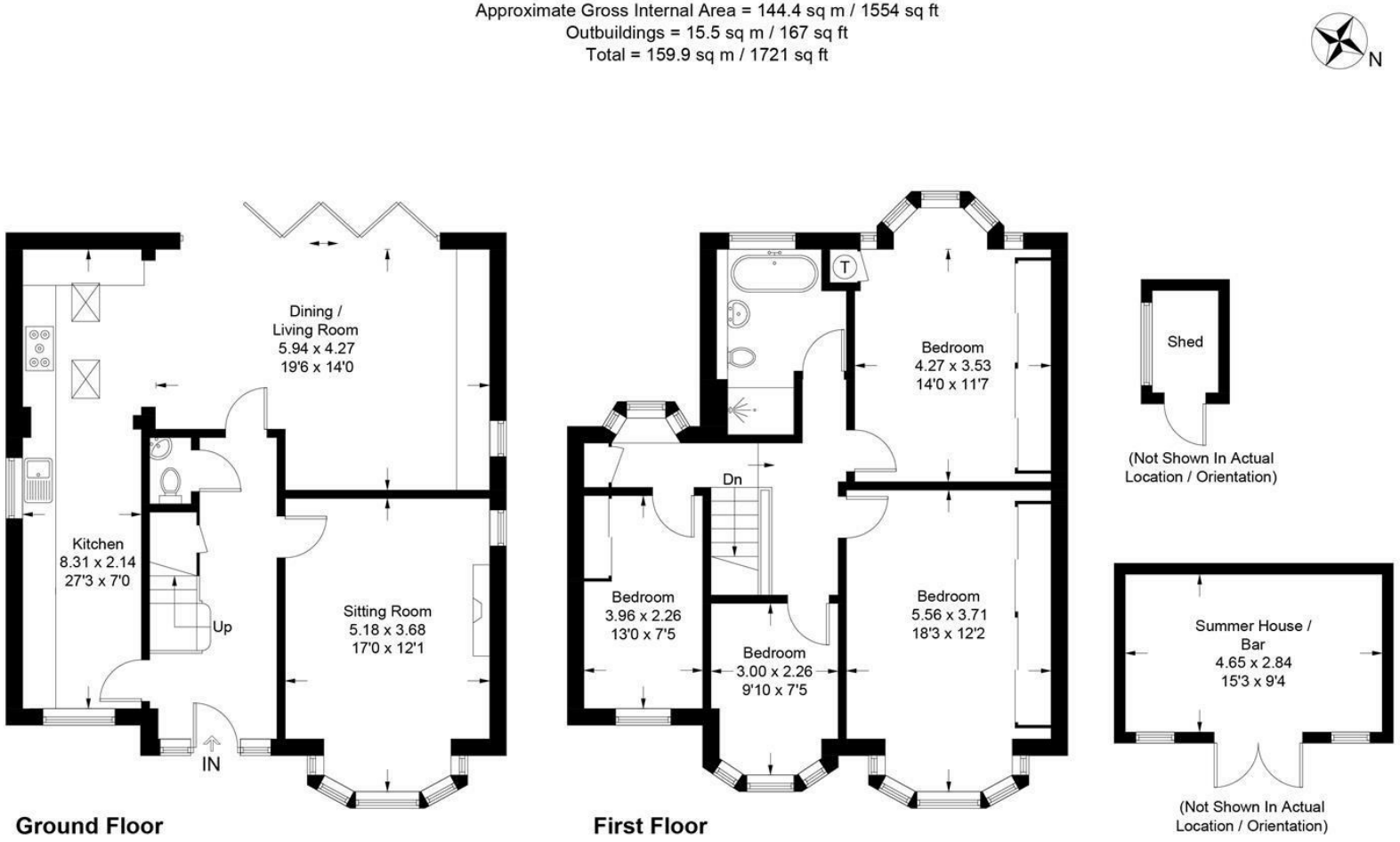


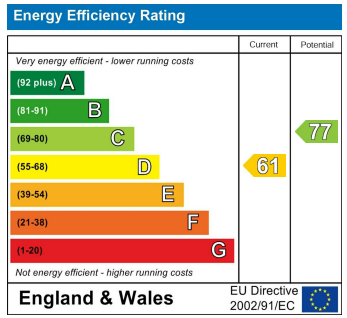
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Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft
Outbuildings = 15.5 sq m / 167 sq ft
Total = 159.9 sq m / 1721 sq ft





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 decisions reliant upon them. (ID1232992)

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