



ASHLEIGH FLETCHER

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Wallington, Surrey

📞 020 8089 5566

Located in the sought-after area of South Wallington, this substantial four-bedroom, three-floor semi-detached home offers an abundance of living space and potential, with the added advantage of no onward chain.

Perfectly positioned near Wallington High School for Girls and Wilson's School, this property is ideal for families seeking both space and a prime location.

Upon entering, a welcoming hallway leads to a generously sized dining room, filled with natural light from the bay window. The inviting lounge boasts a stunning fireplace with cast iron surround, coupled with solid light oak wood flooring, which together create a modern and stylish tone. The 18' kitchen, well-equipped with ample storage, leads to a side conservatory, a versatile space for additional dining, living or as a home/office.

On the first floor, the home offers three well-proportioned bedrooms.

The master bedroom benefits from a large contemporary en-suite shower room, while the second and third bedrooms are served by a generously sized, fully tiled family bathroom.

The second floor is dedicated to a truly expansive bedroom, offering versatility as either a master suite or a fantastic guest room.

This large space benefits from ample eaves storage and loft access, and with enough room to add a further en-suite, it provides a wealth of possibilities for future enhancement.

The rear garden is one of the home's standout features—an approximately 80' secluded retreat, providing privacy and tranquillity, perfect for family gatherings or outdoor entertaining. The garden offers a paved patio and lawned area, along with side-gated access to the front, ensuring convenience and ease of use.

To the front, this home benefits from off-street parking for multiple vehicles, a garage with a loft area for additional storage and personal door leading through to the conservatory. There is also excellent potential for a double-height side extension, subject to the necessary planning permissions (STPP), offering even more living space for a growing family.



Situated in a prime location, this home is surrounded by excellent amenities.

Families will appreciate the proximity to outstanding schools, including Wallington High School for Girls (0.6 miles), Wilson's School (0.5 miles), and Wallington County Grammar School (0.8 miles). Bandon Hill Primary School (0.3 miles) is also nearby, catering to younger children.

For shopping needs, local supermarkets such as Sainsbury's (1.1 miles), Lidl (1.2 miles), and Tesco Extra (1.7 miles) are easily accessible, while Sutton town centre (2.1 miles) provides a wider range of retail and dining options.

Transport links further enhance the appeal, with Wallington Station (0.7 miles) offering regular services to London Victoria and London Bridge. Carshalton Station (1.4 miles) provides additional commuting options, making this an ideal home for families and professionals alike.

This is more than just a house—it's an opportunity to shape your dream home. With its generous space, well-proportioned rooms, and tremendous potential for improvement, this property offers an exceptional canvas for creating a family haven in one of Wallington's most desirable areas.

Council Tax Band: F







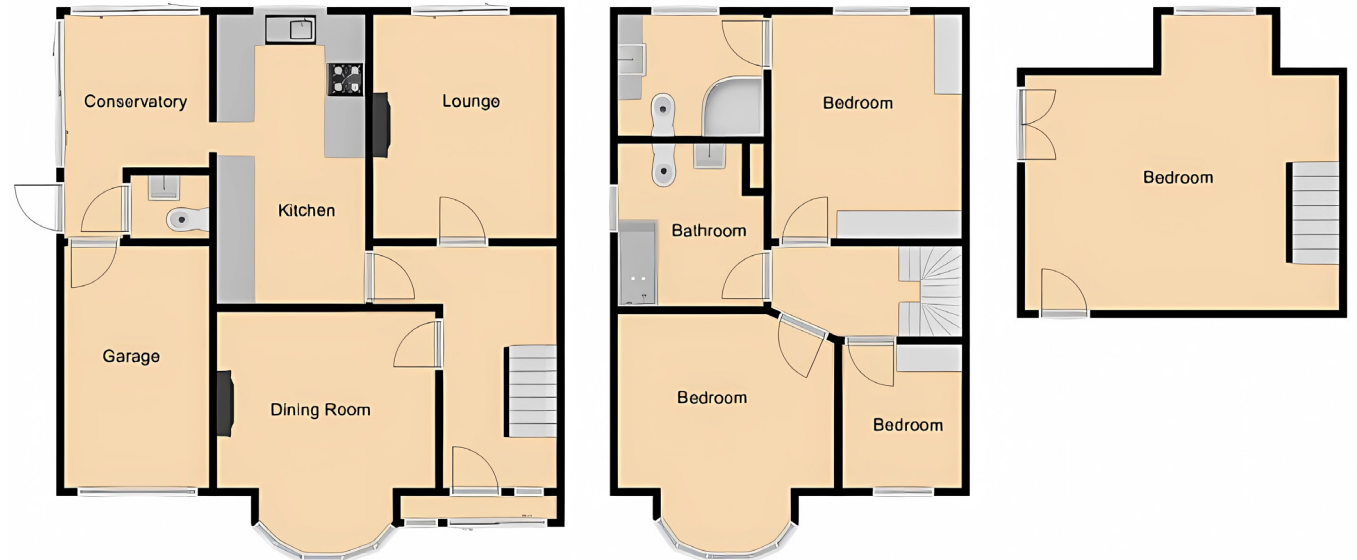
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Measurements are to be used as a guide only and are not guaranteed to accurate and should not be used to make any formal decisions.

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