



Park Hill Road, Wallington, SM6

Council Tax Band: G  
EPC Rating: D

FINE & COUNTRY

Park Hill Road, Wallington,  
SM6



# KEY FEATURES

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A new and exciting opportunity to purchase this magnificent four double bedroom, three bathroom Semi-Detached Edwardian property located on a spacious corner plot in a well regarded road in Wallington.

On entering the property you are met by a grand entrance hallway which showcases the beautiful original staircase, the ground floor offers a selection of versatile rooms which include a separate lounge, dining room, kitchen/breakfast room, w.c, conservatory, utility room and a shower room.

On the first floor there are four generously sized bedrooms, with bedroom one boasting an en-suite shower room. There is also a family bathroom with separate w.c. This property has been owned by the same family for over twenty five years and is now ready for a new family to put their own stamp on it to make their own. Set within extensive grounds to the front and to the rear the potential really is endless.

The area is very popular with families due to its proximity to local amenities, great transport links and a wide selection of well regarded schools.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Fine & Country.

































# INFORMATION

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*EPC Rating: D*

Asking Price:  
£1,200,000

*Freehold*



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well-trained, educated and courteous team of professionals,

*We value the little things that make a home*

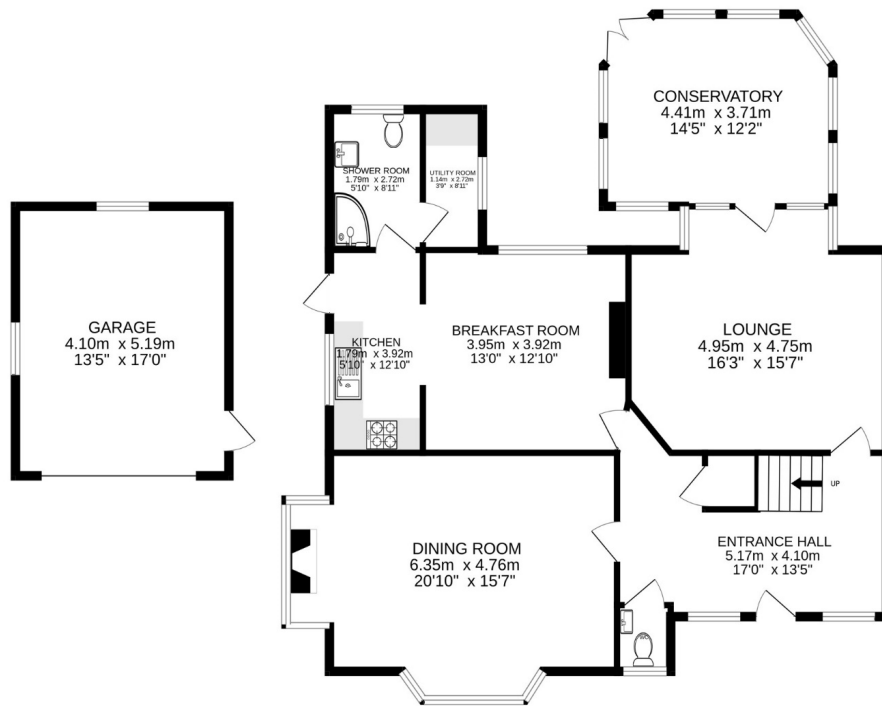
Fine & Country - Fine & Country Cheam

28 Ewell Road, Cheam, Sutton, Surrey, SM3 8BU

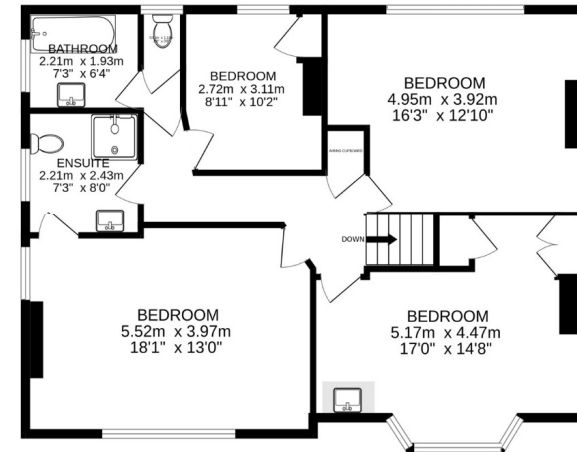
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Ground floor  
131.7 sq.m. (1418 sq.ft.) approx.



1st floor  
85.1 sq.m. (916 sq.ft.) approx.

TOTAL FLOOR AREA : 216.8 sq.m. (2334 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers

