

Milton Road, Wallington, SM6

Asking Price: £625,000

Freehold

Council Tax Band: E / EPC Rating: D



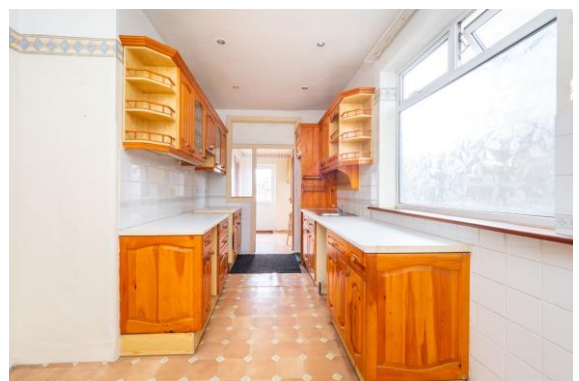


Milton Road, Wallington

Asking Price: £625,000

A rarely available semi-detached period property offering substantial family accommodation. The property requires some cosmetic updating but has recently undergone some refurbishment works including a brand new roof and boiler, and the house already benefits from double glazing throughout. The versatile accommodation includes two spacious reception rooms, kitchen/breakfast room, separate utility area and a ground floor shower room. Over the first and second floors you will find five double bedrooms, a further single bedroom and a family bathroom. Outside is off street parking for two cars, a double glazed entrance porch, and to the rear a level fence enclosed garden with crazy paved patio area. There is also a garage, although the shared access is no longer available. The property is being sold with no onward chain.

Located in a popular area of Wallington, the property is located close to transport links, local shops and amenities. Wallington train station, which provides direct links to central London is within ½ mile. The property is also well placed for a number of highly regarded primary, secondary and grammar schools including Bandon Hill Primary School and Wilsons School.



Entrance Hall

Part glazed front door with sidelight, ceiling coving, dado rail, under stairs storage cupboard.

Lounge

13'5" x 14'8" (4.1m x 4.47m)

Double glazed splay bay window, ceiling coving, picture rail, feature fireplace.

Kitchen/Breakfast Room

9'11" x 17'2" (3.02m x 5.23m)

Double glazed window to the side aspect, range of wall and base units with space for appliances, stainless steel sink and drainer, part tiled.

Dining Room

12'2" x 13'2" (3.7m x 4.01m)

Double glazed sliding doors to garden, ceiling coving, picture rail, feature fireplace.

Utility Room

5'7" x 8'3" (1.7m x 2.51m)

Part glazed door to garden.

Shower Room

3'1" x 8'3" (0.94m x 2.51m)

Obscure double glazed window to the rear aspect, shower cubicle, WC, wall mounted hand basin, part tiled.





First Floor Landing

Bedroom One

12'3" x 14'8" (3.73m x 4.47m)

Double glazed splay bay window to the front aspect, ceiling coving, picture rail.



Bedroom Two

10'2" x 13'2" (3.1m x 4.01m)

Double glazed window to the rear aspect.

Bedroom Three

9'3" x 10'11" (2.82m x 3.33m)

Double glazed window to the rear aspect, picture rail.





Bedroom Four

7'2" x 5'8" (2.18m x 1.73m)

Double glazed window to the front aspect, picture rail.

Bathroom

6' x 8'4" (1.83m x 2.54m)

Two double glazed windows to the side aspect, WC, pedestal hand basin, enclosed bath.



Second Floor Landing

Bedroom Five

19'5" x 8'6" (5.92m x 2.6m)

Two double glazed skylights to the front aspect.

Bedroom Six

19'5" x 8'6" (5.92m x 2.6m)

Two double glazed skylights to the rear aspect.





Outside

To The Front

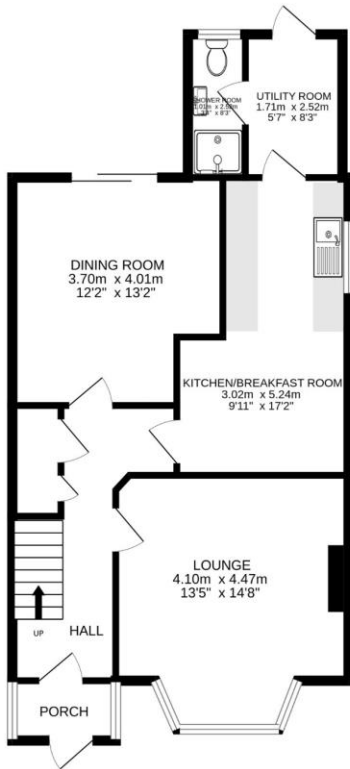
Paved drive providing off street parking, side gate, double glazed entrance porch.

To The Rear

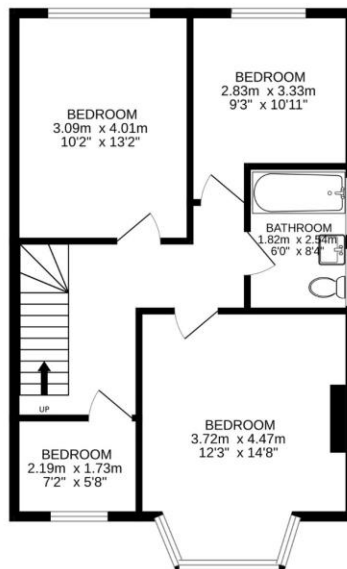
Fence enclosed level garden with crazy paved patio area, garage (shared access has been removed).

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

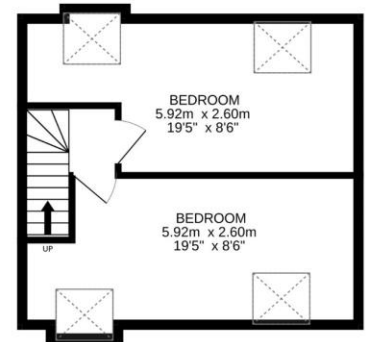
Your View...



Ground floor
62.7 sq.m. (674 sq.ft.) approx.



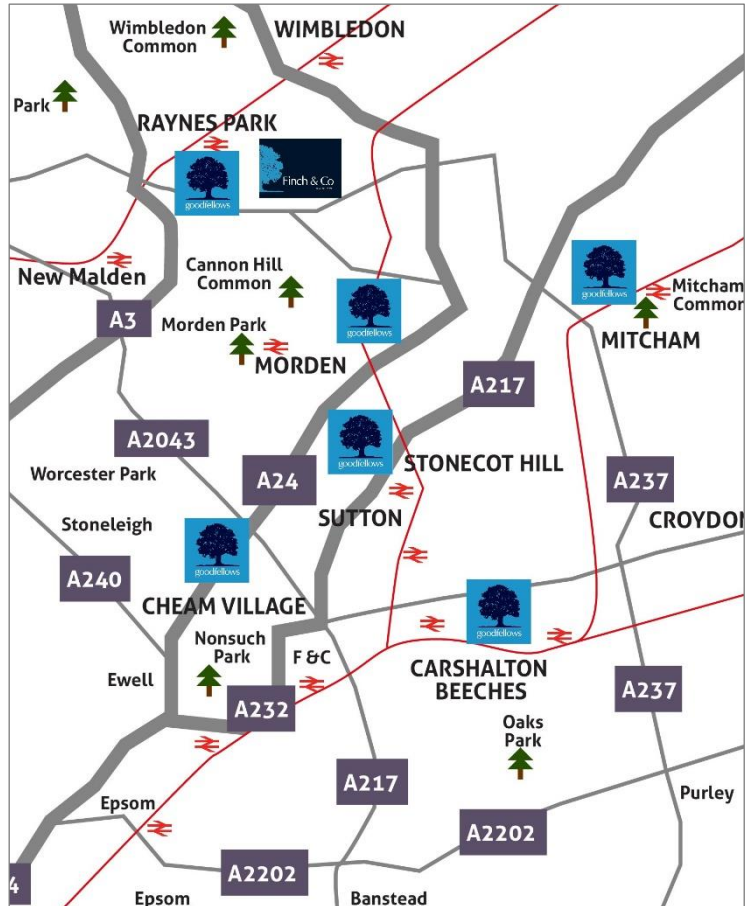
1st floor
53.8 sq.m. (580 sq.ft.) approx.



2nd floor
32.4 sq.m. (348 sq.ft.) approx.

TOTAL FLOOR AREA : 148.9 sq.m. (1602 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

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 Goodfellows.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

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For full EPC please contact the branch