



Croydon Road, Wallington, SM6
Council Tax Band: E
EPC Rating: C

FINE & COUNTRY

Croydon Road, Wallington, SM6



KEY FEATURES

An exciting opportunity to purchase a three bedroom semi detached house with plenty of period charm, located between Carshalton and Wallington.

On the ground floor there are two separate reception areas, leading into a family kitchen with separate utility room and downstairs W.C. There is a useful play room at the end of the kitchen, which means you can watch your children whilst you cook! On the first floor there are two light and airy double bedrooms as well as a smaller single, together with a four piece family bathroom. There is a separate shower and luxurious roll top bath perfect for relaxing at the end of a long day! Working from home is a breeze with an office at the end of the garden which can also accommodate any occasional overnight guests! Benefits include atmospheric triple glazing, off street parking and mature rear garden. The area is very popular with families due to the proximity of local schools, including Wallington County Grammar School which is

0.2 miles away. Transport links include Wallington mainline train station which is 0.51 miles away and Carshalton mainline train station is 0.57 miles away. As well as bus links to local towns including Croydon and Sutton.

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.









sub

Let's
PLAY

BE KIND

MEERKAT

Light switch





BREAD

















INFORMATION

EPC Rating: C

Asking Price:
£625,000

Freehold



FINE & COUNTRY

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

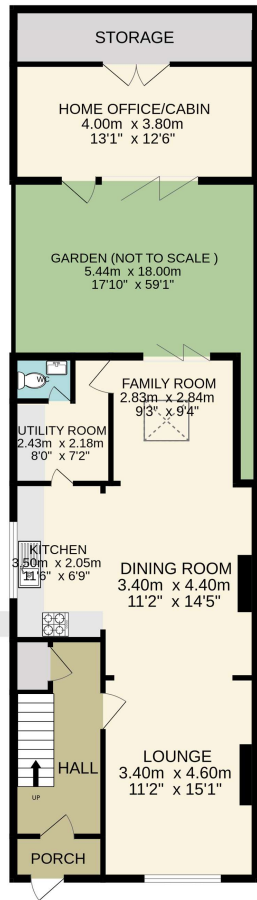
Fine & Country - Fine & Country Cheam

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

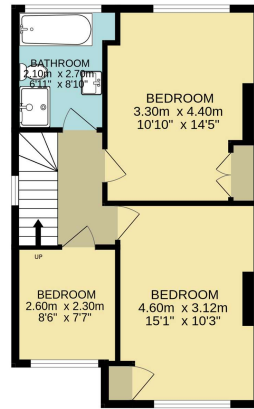
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Ground floor
82.7 sq.m. (891 sq.ft.) approx.



1st floor
45.8 sq.m. (493 sq.ft.) approx.

TOTAL FLOOR AREA: 128.5 sq.m. (1384 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

