





Lounge



Kitchen



Dining Room

The Property:

A beautifully presented four/five bedroom semi-detached house which has been extended to the side and rear to provide spacious living accommodation throughout. Built in the 1930s, benefits to note include; off street parking for two cars, gas central heating, double glazing, and East facing rear garden. **The property comprises of, briefly; four/five bedrooms, two/three reception rooms, kitchen diner, and two bathrooms. Externally to the front is a driveway with parking for two cars and to the rear, a garden with lawn and paved areas as well as a brick built garage.**

The Area

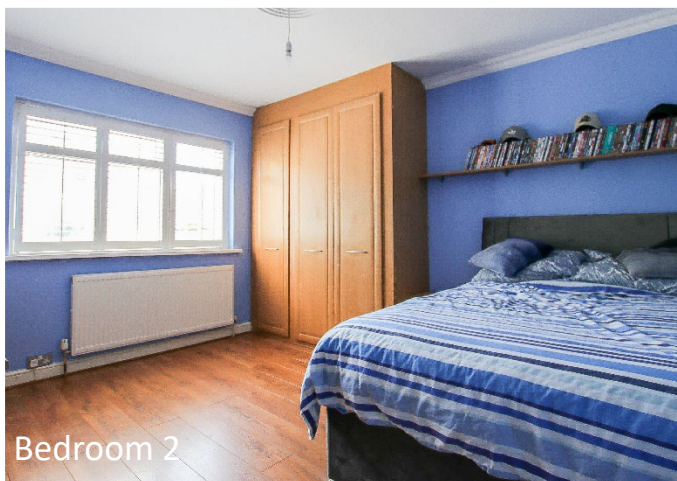
Situated in a popular part of Wallington, the property is located a short walk from the historic Beddington Park, a beautiful area with a ball park, outdoor exercise equipment, a play area for children and Pavilion café. As well as its' close proximity to Wallington County Grammar School and Wilson's School, which is one of the highest achieving Grammar schools in the country, Raleigh Avenue is situated within walking distance of some well-regarded primary schools, such as Bandon Hill Primary School and St. Elphege's Primary School. Local bus routes and shops are complimented by a Sainsbury's supermarket 0.8 miles away and Wallington British Rail Station is a little under a mile away giving access to London Bridge station in 26 minutes and London Victoria in 39 minutes. Gatwick airport is located only 30 minutes away by car.

Amenities

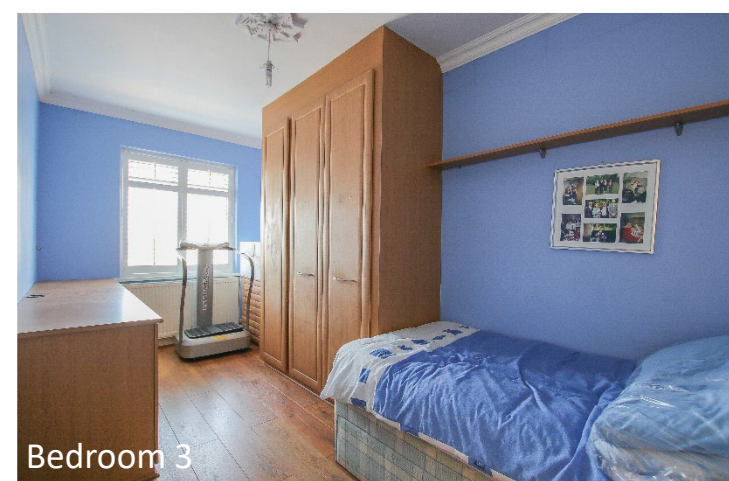
Very much a family town, Wallington and the surrounding area has lots of activities for children and adults. Within Wallington is the Phoenix Centre, part of the Everyone Active group. It hosts a number of classes for children and adults as well having a soft play area and catering for kid's parties, two larger leisure centres are situated just on the outskirts of Wallington the David Lloyd Club and the Westcroft Leisure centre. Both have swimming pools and offer a range of classes for children.



Bedroom 1



Bedroom 2



Bedroom 3



Main Bathroom



Family Room



Bedroom 4



Downstairs Bathroom



Rear Garden



Rear Aspect/Garden

Accommodation

Entrance Hall: 23' 11" x 6' 6" (7.29m x 1.98m)

Lounge: 18' 2" x 12' 1" (5.54m x 3.68m)

Dining Room: 11' 5" x 10' 11" (3.48m x 3.33m)

Family Room: 11' 8" x 7' 11" (3.56m x 2.41m)

Kitchen: 13' 5" x 11' 5" (4.09m x 3.48m)

Study/Bedroom 5: 19' 9" x 7' 5" (6.02m x 2.26m)

Downstairs Bathroom: 8' 1" x 7' 3" (2.46m x 2.21m)

Landing: 10' 4" x 7' 2" (3.15m x 2.18m)

Bedroom 1: 14' 8" x 11' 6" (4.47m x 3.51m)

Bedroom 2: 12' 3" x 11' 6" (3.73m x 3.51m)

Bedroom 3: 15' 6" x 7' 2" (4.72m x 2.18m)

Bedroom 4: 8' 0" x 7' 3" (2.44m x 2.21m)

Family Bathroom: 15' 1" x 4' 9" (4.60m x 1.45m)

Rear Garden: 65' 0" x 29' 1" (19.81m x 8.86m)

Garden Store Room: 14' 4" x 8' 9" (4.37m x 2.67m)

Parking: Off street parking for two cars.

General Information:

Tenure: Freehold

Council Tax Band: Band E (£2,503.58 - 2023/24)

Council: London Borough of Sutton

Area/Size: 1,560 square feet (145 square meters) This information has been supplied from the Energy Performance Certificate.

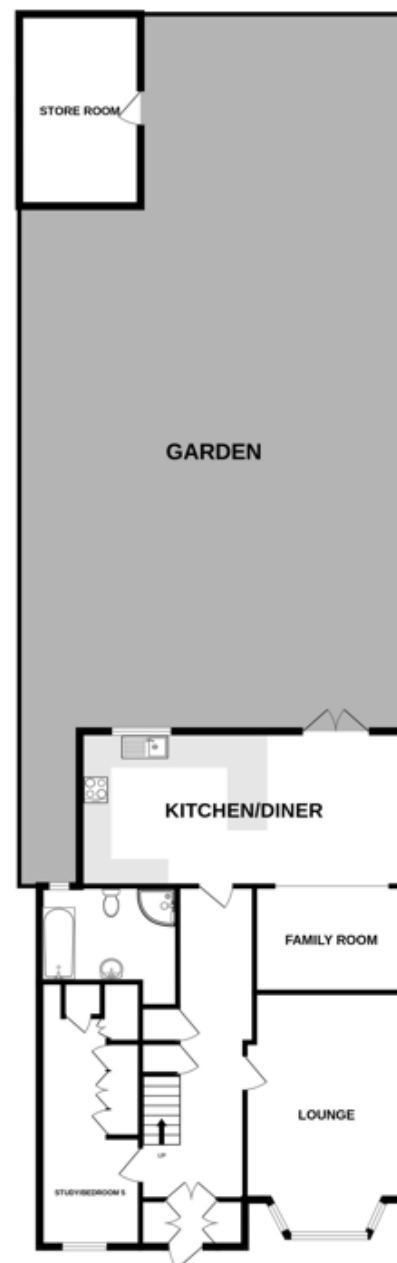
Energy Efficiency Rating:

Current - D 61

Potential - C 78

Disclaimer - Homecare Estates strives to produce accurate information. However, this is intended to be used as guidance only. Purchasers are advised to instruct the correct professionals for independent advice on this property.

GROUND FLOOR

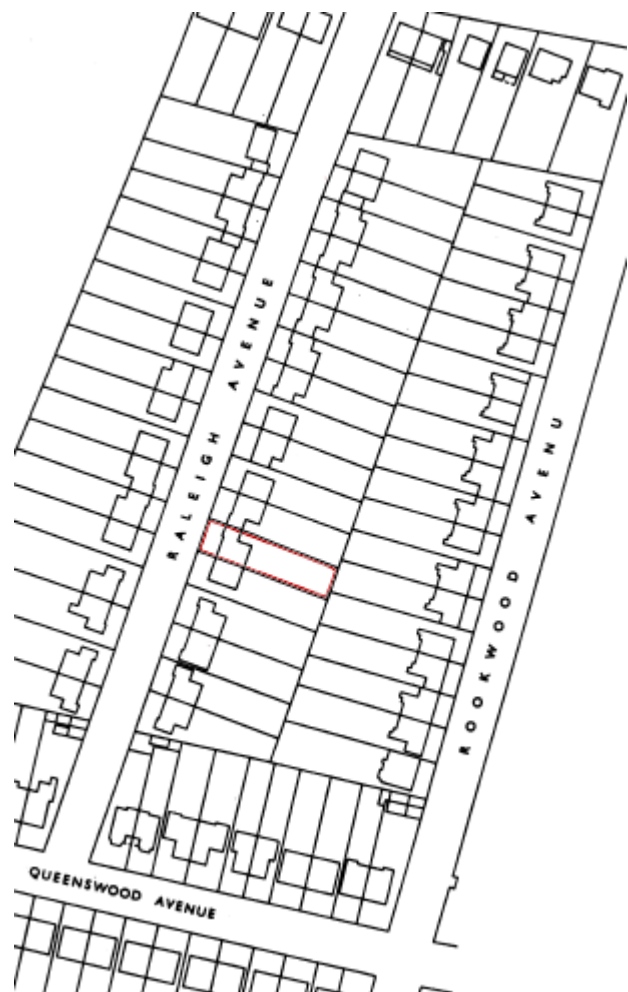


1ST FLOOR



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How To Make an Offer

Please use the following guidelines:

1. Email your offer to: **info@homecareestates.co.uk**
2. State the amount you wish to offer
3. State what timescale you wish to purchase the property
4. Confirm your position, for instance whether you are a First Time Buyer, Cash Buyer, if you have a property to sell etc.
5. If you require a mortgage, please state how much deposit you intend putting down
6. Please confirm if you have already been approved for a mortgage in principle
7. Please state your full name/s

Once we receive your offer, we will acknowledge it and get back to you as soon as possible to let you know if it is acceptable.

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