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MOVING MADE EASY



Elmwood Close, Wallington

£2,200 pcm

Welcome to Elmwood Close - a charming three bedroom property that offers a delightful living experience. This lovely house has two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. And with three bedrooms, there's ample space for the whole family to unwind and rest comfortably.

Despite being situated in a quiet cul-de-sac five minutes walk from Beddington Park, it also has the convenience of being in walking distance to Hackbridge station with direct lines to Victoria and three stops from Balham and the Northern Line. The south west facing rear garden is a true gem, offering a sundeck terrace for entertaining friends which leads onto a picturesque lawn area surrounded by mature shrubs - the perfect play area for children of all ages. It also backs on to allotments so not overlooked.

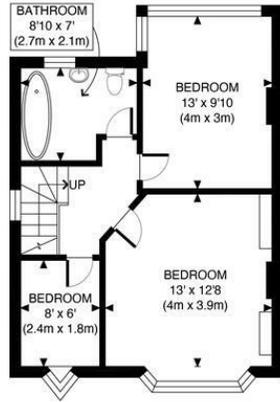
Recently redecorated throughout, this house exudes a fresh and modern feel, ready for you to move in and make it your own. There is a brand new drive providing off street parking and a garage for additional storage.

For families with children, the property is within walking distance of Wallington Grammar, Culvers House primary and Hackbridge primary, as well as the local parade of shops which boasts a Sainsburys and Lidl.

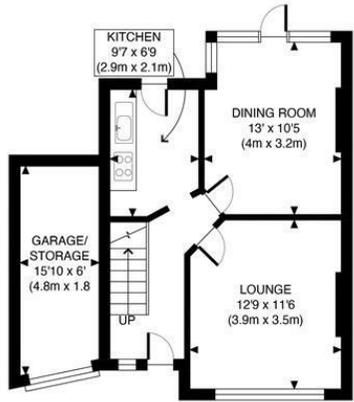
With the added benefits of gas central heating and double glazing, this property not only offers comfort but also warmth. Don't miss the opportunity to make this house your home sweet home close the heart of Hackbridge as it's available immediately on an unfurnished basis.







GROSS INTERNAL FLOOR AREA 476 SQ FT



GROSS INTERNAL FLOOR AREA WITH GARAGE/STORAGE 521 SQ FT
FLOOR AREA WITHOUT GARAGE/STORAGE 417 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE/STORAGE 997 SQ FT / 93 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE/STORAGE 938 SQ FT / 87 SQM
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Elmwood Close

date 03/06/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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