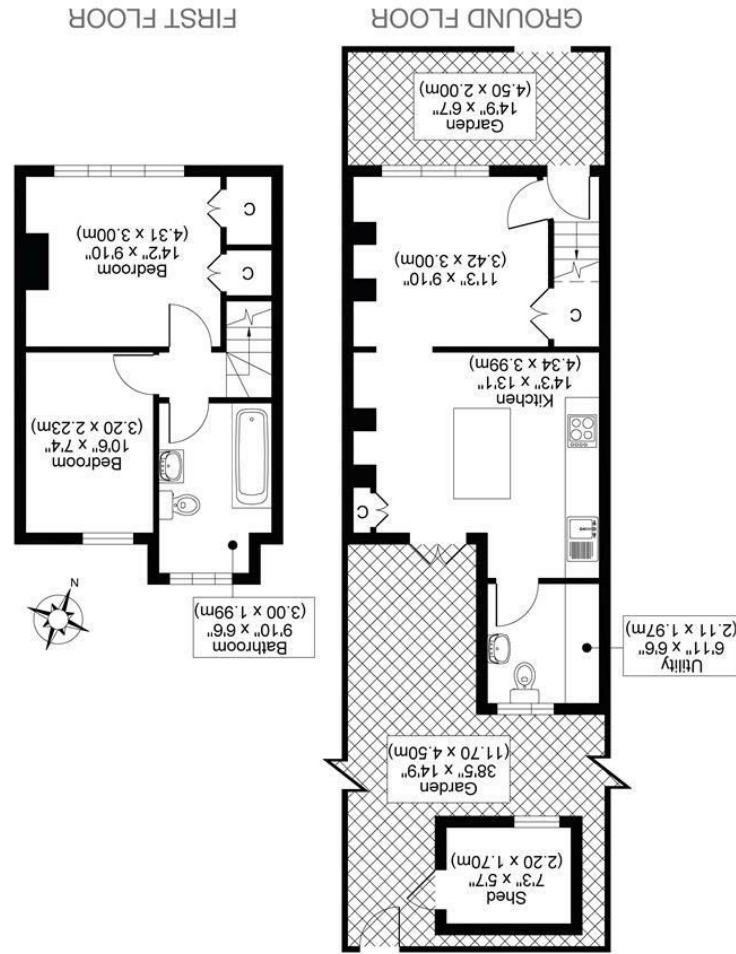




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



LODGE ROAD, SM2  
TOTAL APPROX FLOOR PLAN AREA INCLUDING SHED 704 SQ.FT (65 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING SHED 664 SQ.FT (62 SQ.M)

**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS





## 22 Lodge Road

Wallington, SM6 0UA

Price Guide £475,000

Lodge Road is a beautifully presented, reconfigured and stylish two bedroom terraced Victorian cottage positioned in the heart of a small Victorian "quarter" only about 10 minutes walk from Wallington BR station and the cafes, bars and restaurants within Carshalton Village & Wallington town centre. Located in a quiet residential street and refurbished over recent years, the property affords well proportioned ground floor accommodation which comprises a pretty, independent lounge area with access to a recently reconfigured and refitted open-plan kitchen/breakfast room, featuring a high gloss white suite, a generous central island with storage below, integrated cooking facilities and a good size dining area. Additionally on the ground floor, the original bathroom has been converted into a well equipped utility room/downstairs WC - with further storage, plumbing/space for a washing machine and tumble dryer, a toilet suite and wash basin. Upstairs there are two good size bedrooms - one generous double and one small double plus a very nicely equipped bathroom suite. Externally, the property has a small fenced front garden, whilst to the rear, French doors open onto a decked terrace - perfect for Summer barbeques and al fresco dining - and a mature 35 ft south facing garden. The property does afford some potential for extension (STPP) and is centrally located for access to the London Borough of Sutton's excellent local schools, which includes five grammar schools within a 4 mile radius and is rated by many websites as the best in London in 2025! Transport links include Wallington BR station (0.5 miles), Carshalton BR station (0.9 miles) - both affording regular fast trains into Central London - & several regular bus routes. Considered to be a great "starter home", viewing is very highly recommended to appreciate this chic and characterful refurbished home. Call today to book your appointment to visit.



- A pretty two bedroom Victorian cottage located in a sought after residential street, which has been substantially refurbished and reconfigured
- Accommodation comprises, Hallway, Living Room, open plan Kitchen/Dining Room, Utility Room/downstairs Cloakroom, Two Bedrooms, refitted family Bathroom
- Externally the property has a small front gardens and a mature 35 ft rear garden which enjoys a sunny southerly aspect - perfect for BBQs in the summer!
- Refitted kitchen with High Gloss white suite incorporating a central island, integrated cooking facilities and butler style sink. Utility room with space/plumbing for washing machine & dryer, toilet facility and wash basin
- Double glazing & gas/radiator central heating, excellent decorative condition
- Freehold; Council Tax Band "D"; EPC rating "D" (66/79)
- Quiet cul-de-sac location but only about 0.5 miles from Wallington town centre and BR station - which affords regular fast trains to East Croydon, London Bridge and The City
- 0.5 miles to the shops, bars and restaurants of Carshalton Village centre, the Westcroft Leisure Centre and The Grove; 0.9 miles to Carshalton BR station - accessing Clapham Junction and London Victoria
- Access to all of the Borough's exceptional educational facilities which include 5 Grammar Schools and numerous highly rated state, private and independent facilities
- Call today to book your appointment to visit this charming cottage

