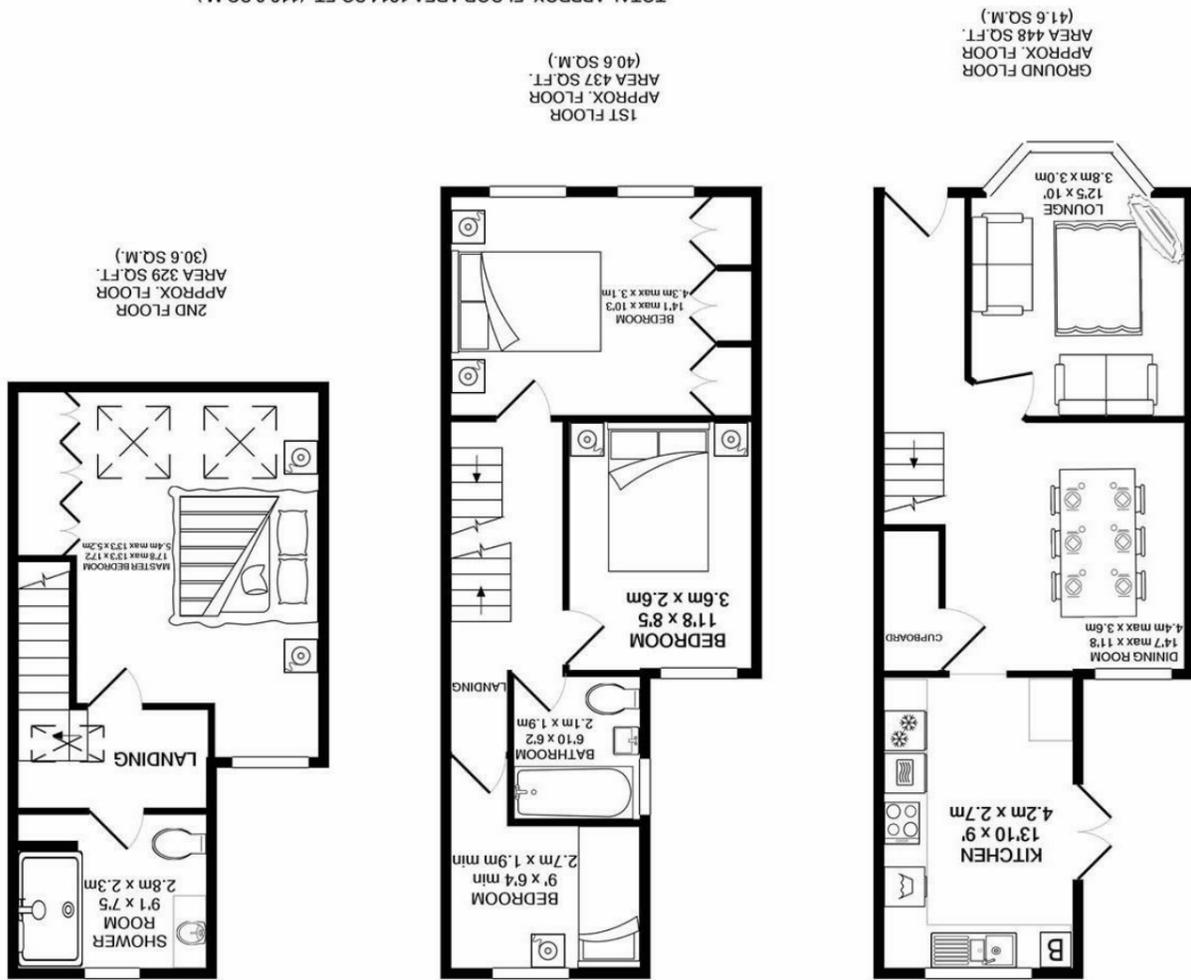


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS





## 21 Mellows Road

Wallington, SM6 8PS

£1,800 Per Calendar Month

Available Immediately - Unfurnished. Silverman Black is delighted to offer this spacious and much extended four bedroom/two bathroom Victorian terraced house positioned in a popular residential cul-de-sac within about 10 minutes walk of Wallington BR station and a stones throw from Mellows Park and Bandon Hill Primary School. The property has been carefully and skillfully refurbished so as to feature a "fully loaded" kitchen, a "new" first floor bathroom suite and a spectacular shower room facility on the top floor, serving the Master Bedroom. The accommodation comprises separate lounge and dining rooms with the luxury kitchen on the ground floor; two double bedrooms, a generous single bedroom and the family bathroom on the first floor with the loft extension comprising a substantial Master Bedroom, a small "computer area" and a sumptuous shower room. Externally, the rear garden extends around 60 ft and is mainly laid to lawn. Also included is a 10 ft x 8 ft detached Home Office with it's own power/light supply - so ideal for anyone looking to work from home. The whole property is double glazed, has gas/radiator central heating, a fully security/alarm system and is presented in good decorative condition. Early viewing is highly recommended.



- Available Immediately - Unfurnished
- A beautifully presented and much extended four bedroom/two bathroom terraced Victorian cottage in a popular residential street
- Two generous reception rooms and a "fully loaded" kitchen on the ground floor, with three double bedrooms, a spacious single and two recently refitted bath/shower rooms split over two upper floors
- Full double glazing, central heating, security alarm system
- 60 ft private rear garden incorporating a self contained Home Office
- EPC rating: D (68/82)
- 12 Minutes walk to Wallington BR station, 200 m away from Mellows Park and Bandon Hill Primary School
- Viewing highly recommended

