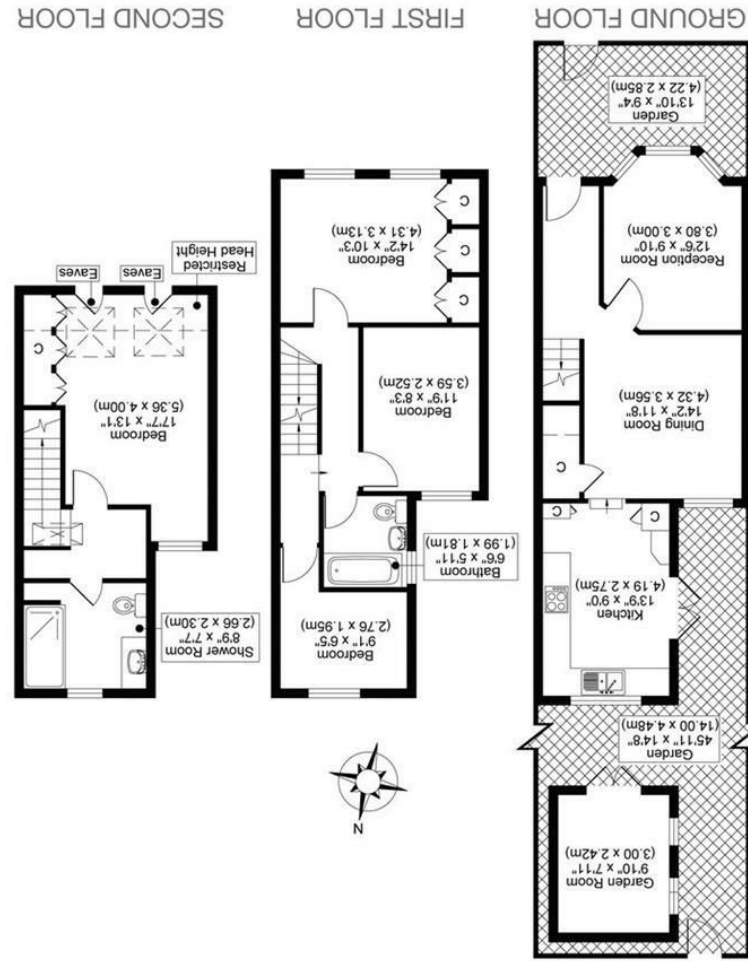




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING/RESTRICTED HEAD HEIGHT 1299 SQ.FT (121 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING/RESTRICTED HEAD HEIGHT 1187 SQ.FT (110 SQ.M)  
 MELLOWS ROAD, SM6

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



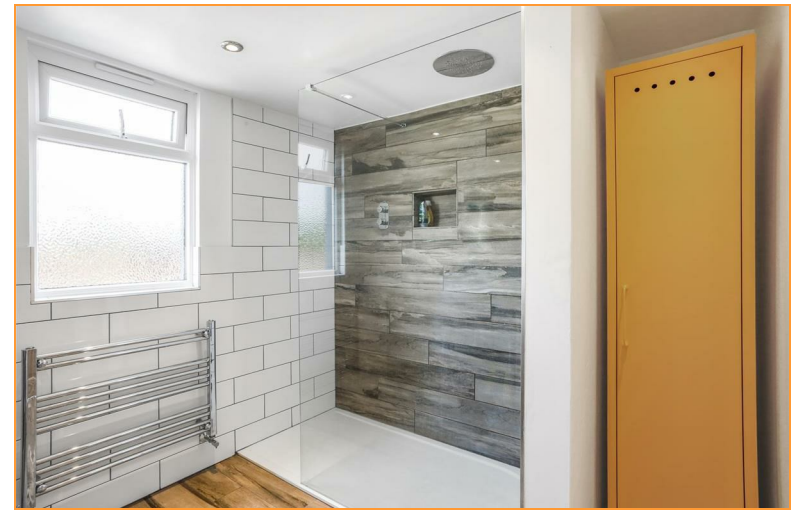


## 21 Mellows Road

Wallington, SM6 8PS

Price Guide £575,000

Silverman Black is delighted to offer this characterful and stylish four bedroom/two bathroom terraced house located in a quiet Victorian quarter, just around the corner from Mellows Park and only half a mile from Wilsons School. The property affords exceptional living accommodation spread over the three levels comprising two separate reception rooms and a generously proportioned fitted kitchen on the ground floor, with two double bedrooms, a good size single bedroom and the family bathroom on the middle floor, and a sumptuous loft extension offering a large double bedroom, en-suite shower room and ample storage space on the top floor. Externally, the property has a walled, easy maintenance front garden, whilst to the rear there is a 45 ft private rear garden which incorporates a patio area, lawn, a 10 ft x 8 ft garden room/home office/store and rear access. Other benefits include full double glazing, gas/radiator central heating, many integrated appliances in the kitchen and good storage facilities. In terms of local facilities, the shops bars and restaurants of Wallington High Street is just over 15 minutes walk away (0.75 miles), with the local BR station offering fast trains to London Bridge roughly every 30 minutes. In terms of educational facilities, the London Borough of Sutton is very highly regarded with five local Grammar Schools and a large number of excellent State, Private and Independent facilities within easy reach - locally, Wilsons School is 10 minutes walk away. In relation to leisure facilities, Mellows Park is also only about 300 yards distant whilst the much larger Beddington Park is just over half a mile away. The Valley retail park - which incorporates a multiplex cinema, bowling alley and numerous restaurants is approximately 1.5 miles distant, where the Wimbledon to Beckenham tram service can also be accessed. Viewing of this chic and beautifully presented home is highly recommended!



- Silverman Black is delighted to offer this stylish and much extended four bedroom/two bathroom terraced Victorian home, located in a popular residential cul-de-sac
- Accommodation comprises Entrance Hall, Lounge, separate Dining Room, Fitted Kitchen, two Double Bedrooms, a single Bedroom and a refitted bathroom on the first floor
- Recent loft extension comprising a sizable Double Bedroom, En-suite shower room and ample storage
- Easy maintenance walled front garden, 45 ft rear garden incorporating a 10 ft x 8 ft garden room/home office/store
- Double glazing, gas/radiator central heating, fitted kitchen appliances
- Freehold, Council Tax Band "D"; EPC rating "D" (68/82)
- 0.75 miles (15 minutes walk) from Wallington town centre and BR station affording regular fast trains to London Bridge
- Access to all of the Borough's exceptional educational facilities including Wilsons School which is half a mile distant/10 minutes walk away
- Viewing of this chic, characterful home is highly recommended - so call today to book an appointment to visit

