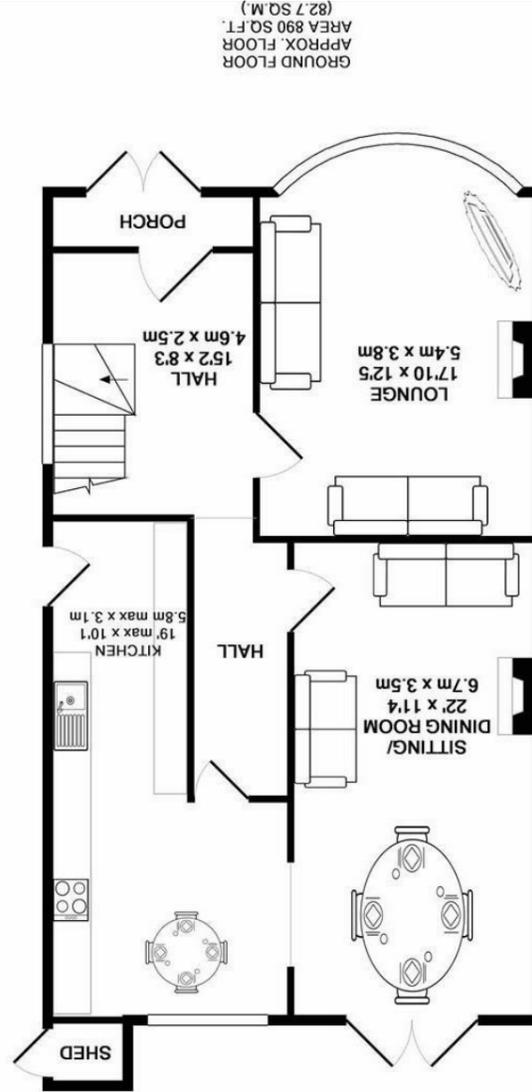
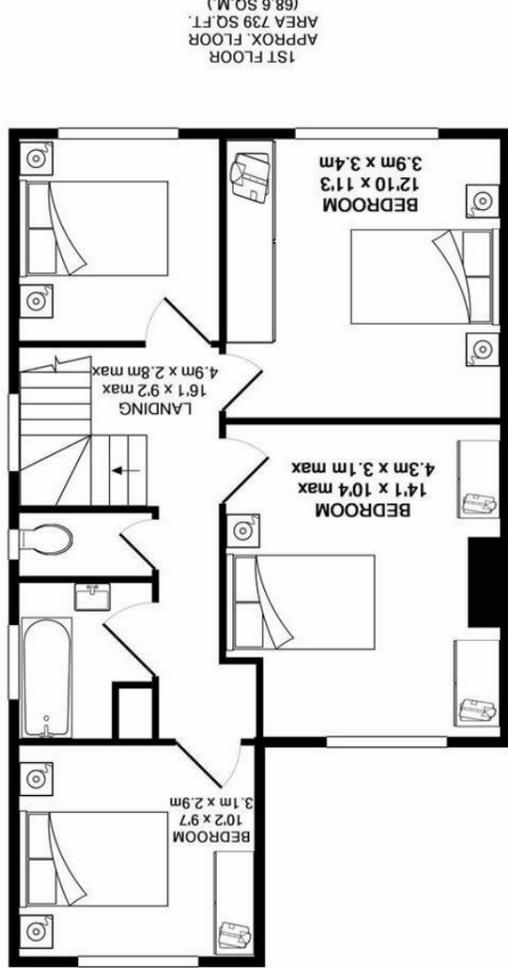


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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**  
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PROPERTY SPECIALISTS





## 35 Heathdene Road

Wallington, SM6 0TB

Price Guide £825,000

Full vacant possession with no onward chain. Silverman Black is delighted to offer this spacious "natural" four bedroom semi detached house positioned on a "super-wide" plot and benefiting from a 120 ft south facing garden! Located in one of South Wallington's most sought after and prestigious residential streets, within easy striking distance of the town centre and Wallington High School for Girls, the property affords characterful and spacious accommodation spread over two floors. On the ground floor, the house offers a spacious entrance lobby, a large independent lounge, a separate, extended dining/family room and a generously proportioned L-shaped kitchen facility. Upstairs, there are four genuine double bedrooms - so there shouldn't be too much squabbling amongst the kids - and a family bathroom. Externally, there is ample off street parking to the front of the house, a detached (prefab) garage and generous gardens to the front and rear. Quite apart from the existing accommodation, the house offers exceptional potential for extension (subject to achieving the usual planning consents) with a huge loft, a full-depth side plot affording approximately 15 ft width from the flank wall of the house to the boundary and a very substantial rear garden (120 ft). In terms of facilities, Wallington town centre is less than half a mile distant (10 minutes walk), whilst Wallington High School for Girls is 0.7 miles away (17 minutes walk) and Wallington County Grammar School for Boys is just 1.5 miles distant (approx 25 minutes walk). Wallington BR station, which offers excellent access to London via East Croydon, is just over half a mile distant (12 minutes walk). Viewing of this exceptionally charming and characterful home is highly recommended - so call today to book your appointment to visit!

- Vacant possession with no onward chain
- A charming and characterful "natural" four bedroom 1920's semi detached family home, located on one of South Wallington's most prestigious roads
- Impressively large accommodation incorporating two independent reception rooms, a huge L-shaped kitchen/breakfast room facility, and four genuine double bedrooms
- Private, off street parking for 2-3 cars, single detached garage and a rear garden which extends around 140 ft & enjoys a sunny southerly aspect
- Ample potential for further extension (STPP) with a vast loft, a huge side plot to the flank of the house and around 120 ft of rear garden!
- Freehold; Council Tax Band F; EPC rating "E" (48/81)
- Wallington town centre less than half a mile distant (10 minutes walk); Wallington High School for Girls 0.7 miles (17 minutes walk) away; Wallington County Grammar School 1.5 miles (25 minutes walk)
- Wallington BR station approximately 12 minutes walk (0.6 miles) distant offering excellent access to Central London and East Croydon
- Viewing very strongly recommended - so call today to book an appointment to view!

