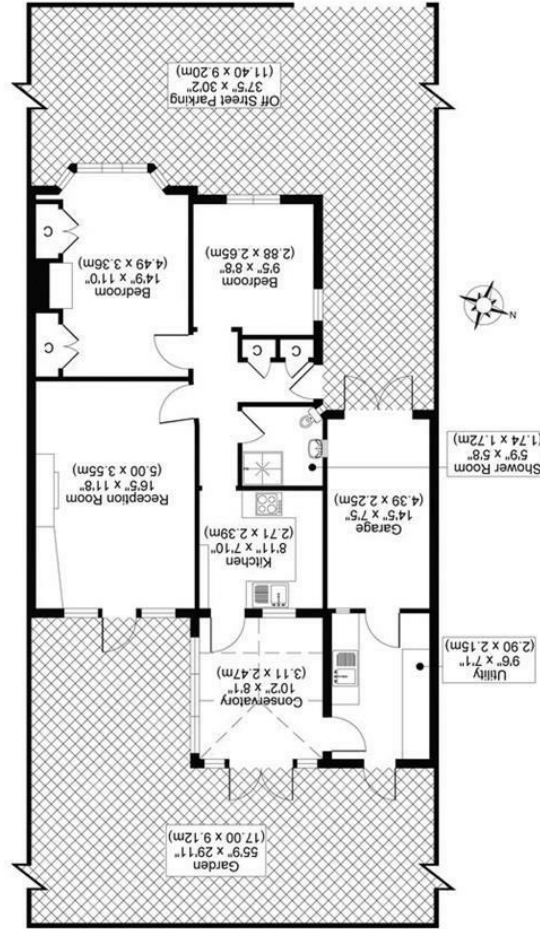




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

GROUND FLOOR



THE HOLT, SM6
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 898 SQ.FT (83 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 790 SQ.FT (73 SQ.M)

SILVERMAN
BLACK
PROPERTY SPECIALISTS





3 The Holt

Wallington, SM6 7LG

Price Guide £535,000

Silverman Black is delighted to offer this spacious and well maintained two bedroom semi-detached bungalow located in a quiet, sought after residential cul-de-sac, close to Wallington County Grammar School and adjacent to Beddington Park. Being sold with full vacant possession the accommodation comprises a welcoming entrance hall, a substantial living room, a refitted kitchen, two well equipped double bedrooms and a refurbished "wet room" shower. Additionally, a double glazed conservatory has been added to the rear of the kitchen facility, with a useful utility room located behind the attached garage. As the photographs demonstrate the property is presented in good general decorative condition, with quality floor coverings, a modern shower room suite, a recently upgraded kitchen suite, fitted furniture in the main bedroom, solar panels on the roof, double glazed windows and doors and programmable electric heating. Externally, the frontage has been reconfigured to provide a block-paved parking area for 2 - 3 vehicles in front of the attached garage, whilst retaining a good size formal garden space, designed for ease of maintenance and featuring several architectural plants. The rear garden, which extends almost 60 ft in length and incorporates a small timber Gazebo, has similarly been largely landscaped to make looking after it as easy as possible but features a number of well stocked flower beds and borders making the garden a colourful scene in the summer months - overall a tranquil area, perfect for family get togethers, al-fresco dining and BBQs. Wallington town centre is located just under a mile away with the local BR station affording easy access to East Croydon, London Bridge and The City in around 35 minutes, whilst the whole Borough is well served with fantastic educational facilities - rated on several website as being the best in London! Viewing of this exceptional bungalow is very highly recommended - so call today to book your appointment to visit!

- Vacant Possession - a charming two bedroom semi-detached bungalow located in a quiet cul-de-sac adjacent to Beddington Park
- Accommodation comprises: Entrance Hall, Living Room, refitted Kitchen, two double Bedrooms, Shower Room, Conservatory, Utility Room
- Additional benefits include good general decorative condition, refitted kitchen and bathroom suites, fitted furniture in bedroom 1, programmable electric heating, solar panels
- Block paved off street parking for 2 - 3 vehicles in front of an attached single garage
- Front and rear gardens have been landscaped for ease of maintenance but feature several architectural plants and some well stocked flower beds and borders
- Freehold; Council Tax Band D (Sutton); EPC rating "D" - last inspected 2016
- 0.9 miles to Wallington BR station affording regular fast trains to London Bridge via East Croydon. 1 mile to Wallington town centre
- 1.1 miles to Hackbridge BR station - which accesses Clapham Junction and London Victoria
- 200 yards to the open spaces of Beddington Park, 100 yards to Wallington County Grammar School
- Viewing highly recommended - call today to book your appointment to visit

