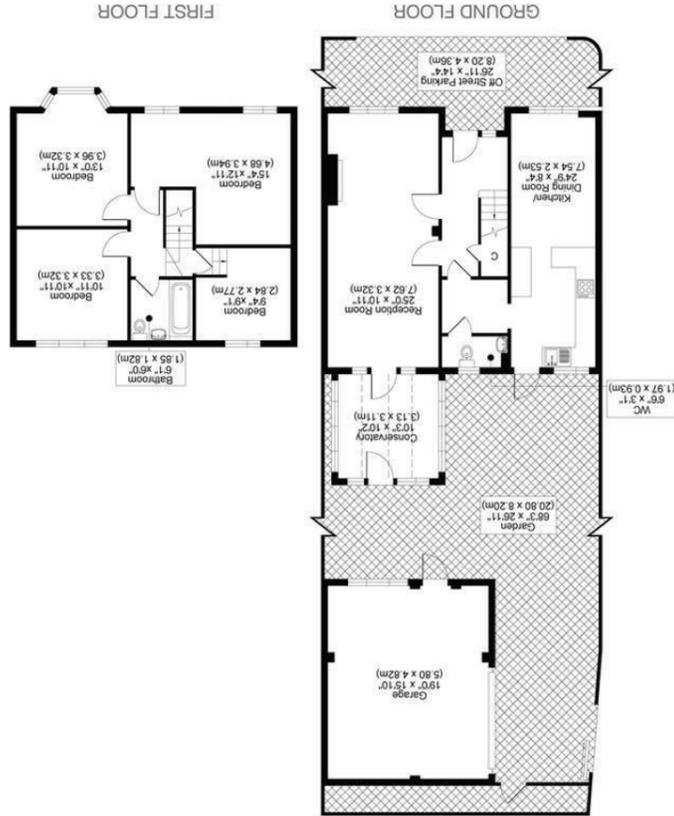




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



ELM GROVE PARADE, SM6  
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1662 SQ.FT (154 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1361 SQ.FT (126 SQ.M)

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





## 8 Elm Grove Parade

Wallington, SM6 7JE

£625,000

Open Day - Saturday 17th July. Silverman Black is delighted to offer this well presented and much extended four bedroom semi detached house located on a bold corner plot on the edge of the ever popular Butter Hill Estate. Benefiting from a substantial two storey side extension, the current owners have been able to completely reconfigure the ground floor accommodation of the house, whilst providing four genuine double bedrooms on the first floor (with further potential in the loft if required - STPP). The ground floor accommodation now affords a generously proportioned through living room with a sizable conservatory extension beyond and a useful downstairs WC, whilst the side extension provides a large eat-in kitchen/dining room. Upstairs the smallest bedroom is still a decent size double, whilst the other three would be considered to be "large double rooms" and the family bathroom features a modern white suite. Externally, there is off street parking for 3 vehicles at the front of the house whilst the rear garden enjoys a sunny south facing aspect - perfect for BBQs, parties or just enjoying a quiet glass of wine on a warm summer's evening. The garden, which extends around 66 ft, comprises a good size patio, with lawns and well stocked surrounding flower borders, whilst also incorporating an "oversize" garage/workshop with vehicular access off Leechcroft Road. Carshalton, Wallington & Hackbridge BR stations are all within one mile (c 20 minutes walk), whilst Grove Park, The Westcroft Leisure Centre and several excellent schools are also close at hand. Viewing is highly recommended.



- Open Day - Saturday 17th July - call today to book your appointment
- A much extended four double bedroom semi-detached house located on a bold corner plot in a popular residential street
- A substantial two storey side extension hugely enhances the ground floor living accommodation, whilst providing two further double bedrooms on the first floor level
- Accommodation comprises Hallway, WC, open plan Living area with double glazed conservatory beyond, generous kitchen/dining room., four double bedrooms, family bathroom
- Externally there is off street parking for 3 cars , a secure & private south facing rear garden which incorporates a large garage/workshop facility
- Double Glazed & Centrally Heated
- EPC rating: D (65/83)
- Hackbridge, Carshalton & Wallington BR stations all within 20 minutes walk; The Grove, Westcroft Leisure Centre and several excellent local schools are close at hand
- Viewing Highly recommended

