2 Felnex Avenue, Wallington, SM6 7DP

Price Guide £650,000

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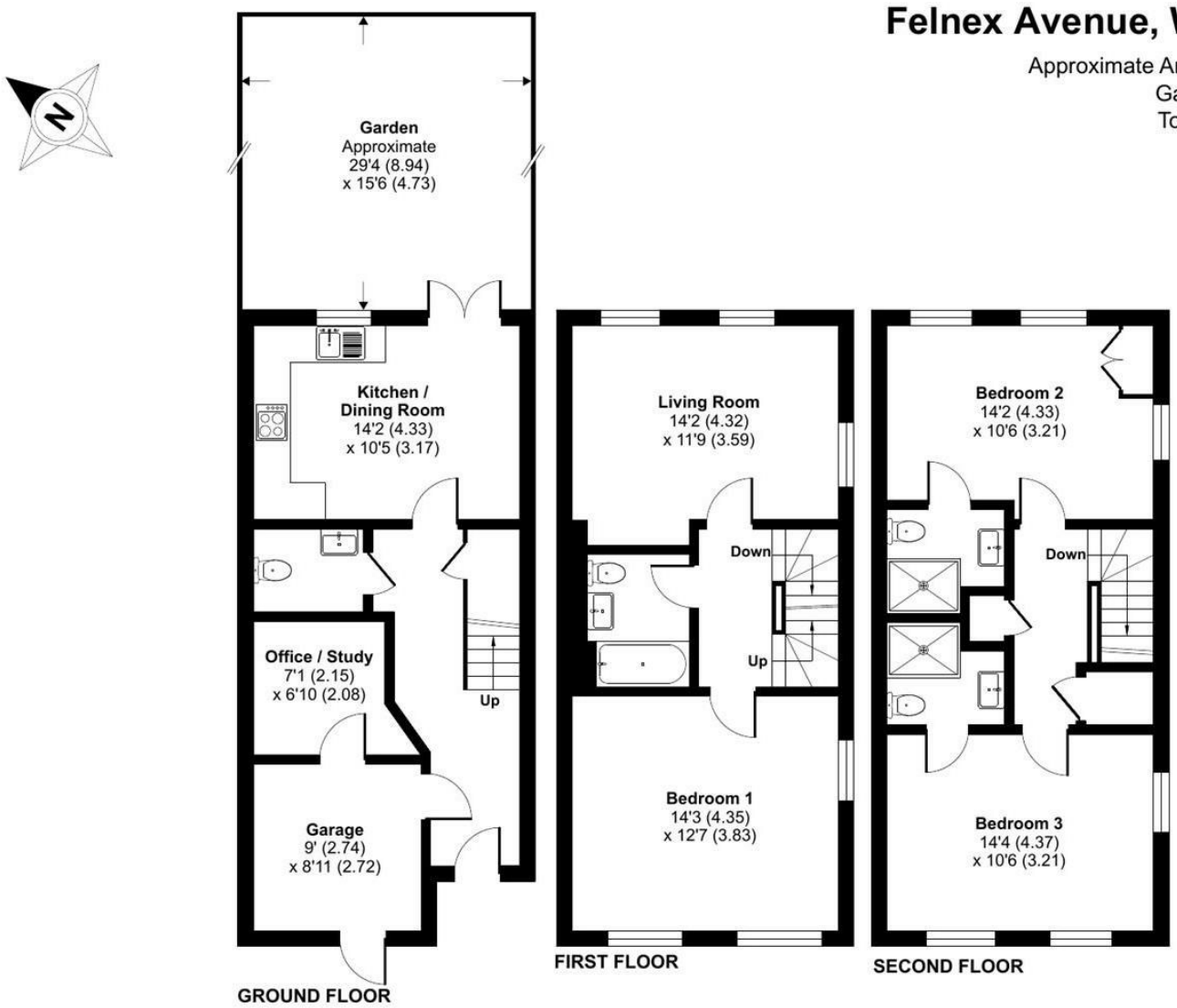
Felnex Avenue, Wallington, SM6

Approximate Area = 1222 sq ft / 113.5 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1360 sq ft / 126.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Silverman Black Estate Agents. REF: 1252536

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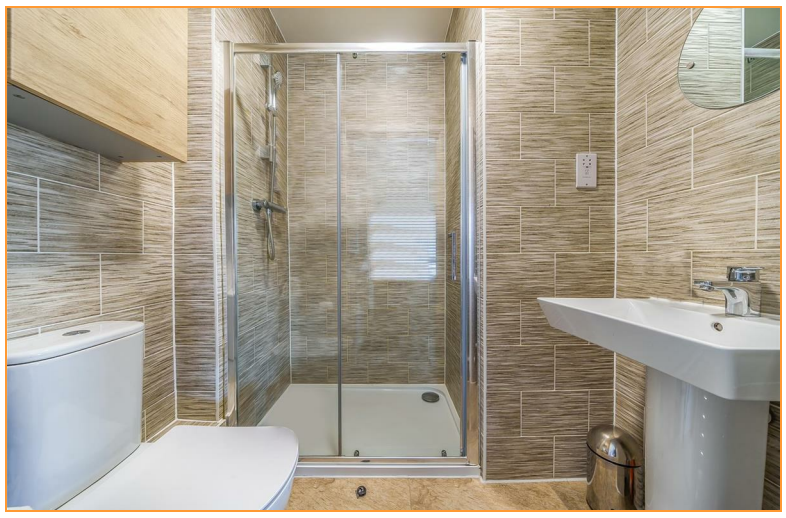

2 Felnex Avenue

Wallington, SM6 7DP

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- A beautifully presented three bedroom/three bathroom end terrace town house located at the heart of New Mill Quarter
- Built in 2017 by David Wilson Homes, the property affords stylish but practical accommodation spread over three floors
- Ground floor features a cloakroom, a faux garage with a home office to the rear and a fully equipped kitchen/dining room - with the living room, a bathroom and a double bedroom on the first floor
- Master bedroom with an en-suite shower and generous guest suite with an en-suite facility are positioned on the top floor
- Off street parking, 30 ft west-facing rear garden which has largely been laid to artificial grass
- SDEN central heating, double glazing, EPC rating "B", balance of the 10 year NHBC guarantee
- Freehold; Council Tax band E
- Five minutes walk (0.3) miles to Hackbridge BR station offering access to London Victoria in 25 minutes; one stop to Mitcham Junction and access to the Wimbledon to Beckenham tram service via East Croydon & Bromley
- Excellent access to several local schools and the local shopping facilities - including a large Lidl supermarket
- Viewing highly recommended - so book your viewing today.

Silverman Black is delighted to offer this beautifully presented three bedroom/three bathroom end terrace town house located at the heart of New Mill Quarter. Constructed by David Wilson Homes in 2017, the current owners have maintained the property to a very high decorative standard, landscaped the rear garden to make it more practical for their kids and created a useful independent home office at the back of the garage, whilst leaving plenty of space at the front for bikes, car maintenance equipment and general storage. The ground floor accommodation comprises a good size entrance hall, the home office/faux garage, a cloakroom and a high-spec kitchen/dining room with fitted appliances and double French doors to the garden, whilst the living room, a family bathroom and one double bedroom are located on the first floor. The top floor incorporates a master bedroom with its own en-suite shower and a guest suite comprising a generous bedroom and a further en-suite shower room. Externally, there is a small formal front garden and off street parking for one vehicle, whilst the rear garden (which enjoys a westerly aspect) extends around 30 ft and is has largely been laid to artificial grass. Being less than 10 years old, the property incorporates all of the usual "mod cons" - double glazing, SDEN central heating and has both a "B" rated EPC and the balance of the initial 10 year NHBC guarantee. Hackbridge BR station is only about a 5 minute walk away (0.3 miles) offering fast & frequent trains to London Victoria (via Clapham Junction) in roughly 25 minutes, whilst the village is well served with excellent local schools and shops - including a recently open Lidl supermarket right "on the door step". Carshalton & Wallington are each around 1.5 miles distant, with fuller shopping & recreational facilities located in Valley Park, Croydon and Sutton. Viewing of the exceptional property is highly recommended - so call today to book your appointment to visit!