



## Two Bedroom End of Terraced House with parking & offered with no

Waleton Acres, Carew Road, Wallington, SM6 8PY, £415,000 Freehold

# BURN – AND – WARNE

Burn & Warne Estate Agents  
Bank House 3 Sutton Court Road  
Sutton Surrey SM1 4SY  
020 8642 1234 [sales@burnandwarne.co.uk](mailto:sales@burnandwarne.co.uk)  
[burnandwarne.co.uk](http://burnandwarne.co.uk)



Situated in a popular residential location, this well-presented two-bedroom end of terrace house offers an excellent opportunity for first-time buyers, small families, or investors. The ground floor comprises a bright and spacious living room, providing a comfortable space with the additional bonus of a 12'0 x 11'0 Conservatory, a modern fitted kitchen offering a range of wall and base units, and ample worktop space.

Upstairs, the property features two well-proportioned bedrooms, including a generous 13'3 x 11'0 main bedroom and a 10'2 x 9'4 second double bedroom. A contemporary family bathroom completes the first floor.

Externally, the property benefits from a 55'5 x 30'10 private rear garden, perfect for outdoor dining and leisure, as well as side access and off-street parking for 1/2 cars

Additional benefits include double glazing, gas central heating, and scope to extend (STPP), making this a versatile home with future potential.

The property is conveniently located within easy reach of local amenities, well-regarded schools, and excellent transport links.

The property is in the schools catchment area of London Borough of Sutton and the nearest schools are: junior school Bandon Hill, secondary schools, Wilsons (a boy's grammar) and the Wallington High School for Girls. Wallington High School for Girls (approximately 1.5 miles).

For commuters, Wallington Station is also within approximately 1 mile away, offering regular services, providing fast and frequent connections into Central London and beyond. Local bus routes are easily accessible, offering additional connectivity to surrounding areas.

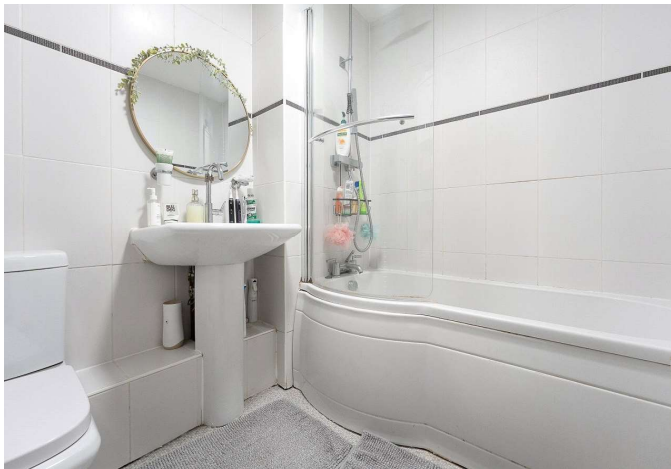
Additional benefits include, double glazing, gas central heating and OFFERED WITH NO ONWARD CHAIN

**Viewing**

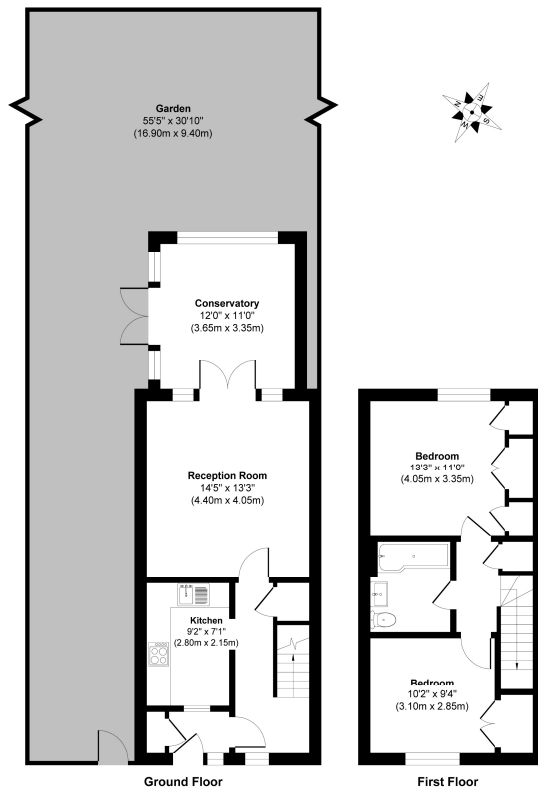
All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office. Telephone: 020 8642 1234.











Waleton Acres, Wallington SM6  
Approx. Gross Internal Area 905 sq. ft / 84.10 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data show.  
Plan produced by AR Net Media-[www.arnetmedia.uk](http://www.arnetmedia.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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