

FOUR-BEDROOM DETACHED FAMILY HOME • QUIET SECLUDED CUL-DE-SAC • NO ONWARD CHAIN •

**Tudor Close, Wallington, SM6 9RG, £900,000 Offers Over Freehold**

BURN – AND – WARNE

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FOUR-BEDROOM DETACHED FAMILY HOME • QUIET SECLUDED CUL-DE-SAC • NO ONWARD CHAIN • WRAPAROUND GARDEN • DRIVEWAY PARKING • OPEN-PLAN KITCHEN/DINING AREA • TWO RECEPTION ROOMS • TWO BATHROOMS • POTENTIAL TO EXTEND (STPP) • EXCELLENT SCHOOLS & TRANSPORT LINKS

Fantastic opportunity to acquire this four-bedroom detached family home, ideally positioned within a quiet and secluded cul-de-sac just off Sandy Lane South, in this highly sought-after South Wallington location.

Offered to the market with no onward chain, this charming home offers spacious and versatile accommodation, with plenty of character and further potential to modernise and improve to suit individual requirements.

The ground floor comprises two spacious reception rooms, with one benefiting from direct access to the rear garden. To the rear of the property is an impressive open-plan kitchen and dining area, featuring stylish slate flooring, a contemporary fitted kitchen with a central island and patio doors opening onto the garden. There is also a separate utility room and a ground-floor shower room.

Upstairs, the property offers four generously proportioned bedrooms, two of which benefit from fitted wardrobes, together with a well-appointed family bathroom featuring a freestanding bath.

Outside, the property enjoys a wraparound garden, providing an excellent space for families, entertaining and outdoor relaxation. To the front, a gravel driveway provides off-street parking for up to four vehicles. There is also potential to extend the property further, subject to the necessary planning permissions.

Excellent Local Schools

The property is ideally positioned for a selection of highly regarded schools, including:

• Wallington High School for Girls – approx. 0.3 miles
• Bandon Hill Primary School – approx. 0.5 miles
• Foresters Primary School – approx. 0.5 miles
• The John Fisher School – approx. 0.6 miles

Transport Links

• Wallington Station – approx. 0.6 miles
• Carshalton Beeches Station – approx. 1.3 miles
• Reedham Station – approx. 1.6 miles
• 154 Bus Route – connecting West Croydon with Morden Underground Station
• SL7 Bus Route – connecting West Croydon with Heathrow Airport

EPC Rating: D

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

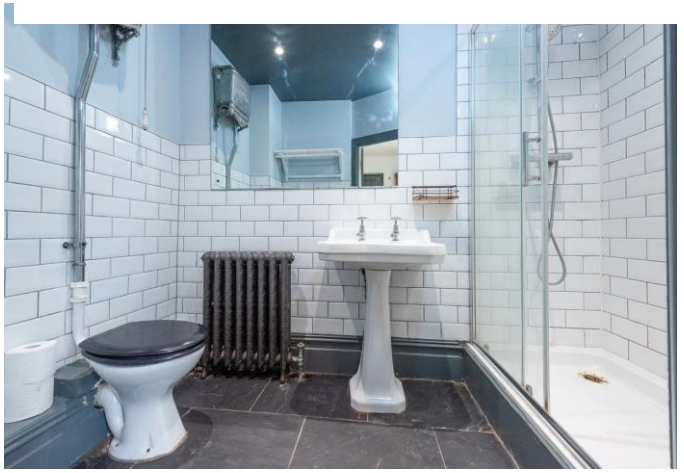








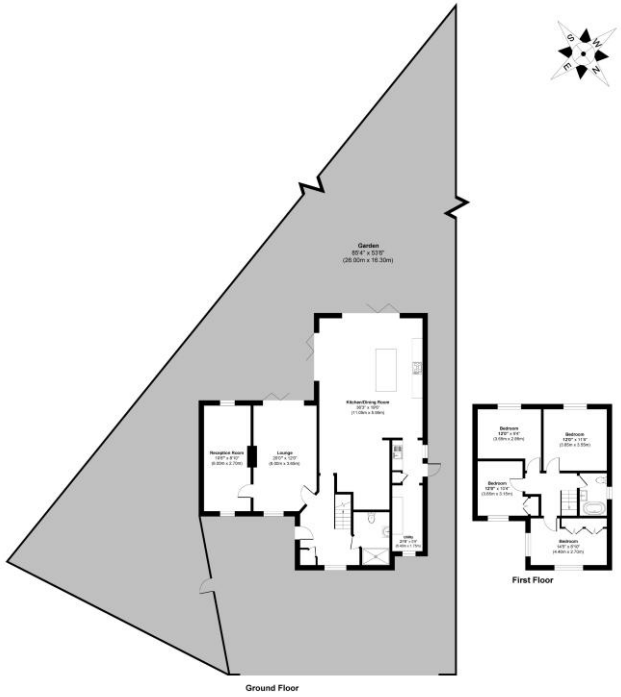












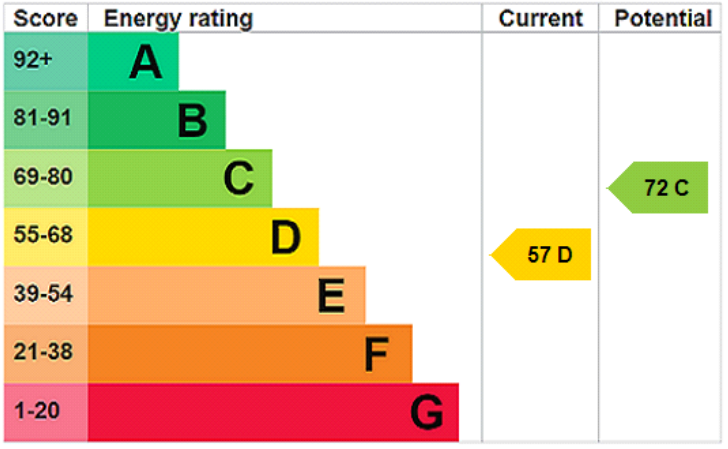

**Tudor Cl, Wallington SM6**

**Approx. Gross Internal Area 1,998 sq. ft / 185.63 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, miss-statement or use of data show.

**Plan produced by AR Net Media-www.arnetmedia.uk**






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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