



Woodmansterne Lane, Wallington,  
Asking Price £765,000 - Freehold



**WILLIAMS  
HARLOW**























Originally built as a three bedroom property the current seller has removed a wall making a larger downstairs living area, this can be easily reinstated to create the original downstairs bedroom (wall between dining area and living room). This semi-detached home is behind electric gates and has been renovated to a high specification by the current owner, there is potential for the property to be extended (S.T.P.C) . If you are looking for a private plot with large driveway, double garage, outside cabin and secluded rear garden in a semi-rural location then look no further than this delightful home. The property has a lovely open plan layout to the ground floor with bi-fold doors looking out over the large attractive SOUTH FACING rear garden and patio area. The upstairs bedrooms are a generous size and there is a good standard of kitchen, bathroom and décor throughout the property. The vendor is suited with an onward property and a viewings of this house is highly recommended.

**SOLE AGENTS.**

## THE PROPERTY

The characterful semi-rural property has been completely refurbished throughout and is move in ready with the space and potential to extend further STC. The downstairs is completely open plan with a spacious living and dining area opening to the sleek modern high specification kitchen plus a downstairs WC. However there is the option to easily re-install the original downstairs bedroom by reinstating the wall between dining area and living room. To the first floor there are two double bedrooms and a refurbished spacious bathroom with a bath and separate shower.

## OUTSIDE SPACE

Electric gates to the front of the property leads to a well laid brick driveway providing plenty of parking for up to 8 vehicles, an area of garden to the side and a footpath providing access to the front door. There is also a double garage. The sunny south facing rear garden is a delight with a large rear patio leading on to a area of level lawn with a covered pergola providing an additional entertainment area. Towards the end of the garden is a summer house currently used as another reception area, however is completely versatile for a variety of uses including a home office.

## THE LOCAL AREA

The property is located in a semi-rural area with miles of open countryside on your doorstep and Oaks Park but offers the best of both worlds with easy access to surrounding villages and Wallington town centre offering a full range of shopping facilities, transport connections and excellent schools in Woodmansterne, Carshalton Beeches and Wallington. The area is considered a general relaxed and peaceful neighbourhood which allows you to take evening walking without a second thought and a community where people feel fully invested.

## WHY YOU SHOULD VIEW

We are incredibly honoured to represent this renovated home as very rarely comes available with a south facing rear garden, summer house and plenty of parking. There is still room for a new owner to put their own stamp on it and make the property their own. Our feeling is that the next owner will settle quickly and enjoy many years here and the whole family will be served with the local benefits and attractions of its semi rural location.

## LOCAL SCHOOLS

Barrow Hedges Primary School - Ages 3-11  
Stanley Park Infants - Ages 3-7  
Stanley Park Junior School - 7-11  
Woodmansterne Primary School – Ages 4-11  
Chipstead Valley Primary School – Ages 2-11  
Oaks Park High School - Ages 11-19

## LOCAL TRAINS

Carshalton Beeches Station to London Victoria - 29 minutes fast train.  
Carshalton Beeches to London Bridge - 29 minutes  
Sutton Station – London Victoria 33 minutes  
Sutton Station - London Bridge 39 minutes

## LOCAL BUSES

154 Carshalton Beeches to West Croydon  
154 Carshalton Beeches to Morden  
S1 Banstead to Lavender Field (Mitcham) via Sutton

S4 Carshalton Beeches to Sutton (Marshalls Road)  
S4 Carshalton Beeches to Waddon Marsh

## COUNCIL TAX

Sutton BAND E £2,774.10 2025/26





Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

