



Hamilton Way, South Wallington, SM6 9NJ

£700,000 - Freehold



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**WILLIAMS
HARLOW**



Williams Harlow – An exceptional family home located within an attractive tree lined South Wallington road. Offered without an onward chain and presented in a very homely and proud style.

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











The Property

Having been in the family for a number of year, this house is perfect for rounded family life. The accommodation includes four bedrooms, two bathrooms, dressing room, through lounge, kitchen family room, cloakroom and utility room. The room sizes are very impressive with a large lounge to accommodate both sofas and dining table and a kitchen family room which has a spacious kitchen and space for sofa as well. The supporting utility room is excellent for laundry. The décor is clean and tidy and very liveable.

Outdoor Space

A huge rear garden measuring circa 140 ft. Including a large sunny deck and lawn. The front garden sides the driveway, the driveway accesses the garage.

The Local Area

Wallington forms part of the borough of the Greater London borough of Sutton. As Sutton borders Surrey, it has a blend of the relaxed Surrey vibe with the convenience and shopping experiences of Greater London. The initial draw for many will be the excellent local schools, which are varied and outstanding. Additionally, the area has two long and busy high roads and a train station serving London Victoria and London Bridge. Of the area, its considered that South Wallington is the most favoured postcode to live in and thankfully this property fits that brief. Nearby towns include Croydon, Banstead, Sutton and Carshalton.

Why You Should View

With the benefit of an easy purchase, no onward chain, and a large house and super large garden, this house offers so much more than the alternatives.

Local Transport

Buses From Wallington:

127 - Wallington to Tooting

151 - Wallington to Worcester Park

157 - Wallington to Morden

410 Wallington to Crystal Palace

455 - Purley to Wallington Via Wets Croydon

463 - Coulsden to Mitcham

633 - Coulsden to Mitcham

S4 - Wilsons School to St Helier

Trains from Wallington: Southern Service London

Victoria/Bridge (Circa 40 mins) to Epsom. (Circa 16 mins)

Vendor Thoughts

We have been very happy in this home, have wonderful neighbours and love how quiet the local area is

Local Schools

John Fisher – Boys Catholic- Ages 11 – 18

Foresters Primary – Mixed state – ages 3 – 11

Bandon Hill – Mixed state – ages 3 – 11

Wallington Girls – Grammar – ages 11 – 18

St Elpheges – Mixed Catholic, Ages 3 – 11

Wilsons – Boys Grammar – Ages 11 – 18

Features

Four Bedrooms - Semi Detached - Large Garden and Deck -

Two Bathrooms - Extended Kitchen Family Room - Off Street

Parking – South Wallington – Garage

Benefits

Close to Exceptional Schools - No Onward Chain - Large

Interior - Choose How To Use The Utility Room -

EPC AND COUNCIL TAX

C AND F



Cheam Office

Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,

SM3 8BH


cheam@williamsharlow.co.uk

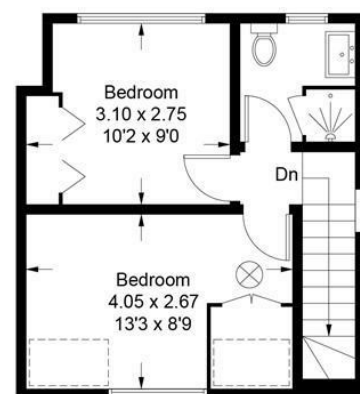
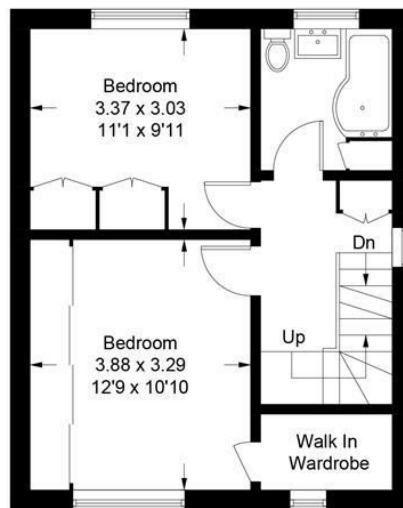
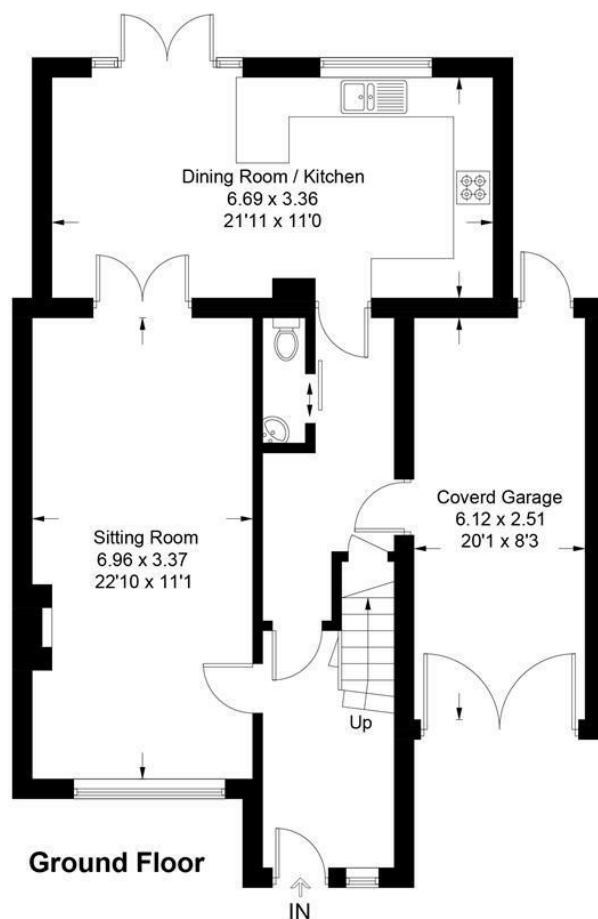
www.williamsharlow.co.uk

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Approximate Gross Internal Area = 150.0 sq m / 1614 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1119327)

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