



A stunning family home finished to a very high standard

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# Queenswood Avenue Wallington

SM6 8HP

M25 (8.6 miles)

Wallington Station (0.8miles)

A23 (3.2 miles)

All times and distances are approximate

Situated in this convenient and highly sought-after location on the edge of Wallington, is this stunning example of a 1930's semi-detached family home. Offering both generous and well-appointed accommodation throughout.

- | Hallway
- | Kitchen - Diner
- | Reception room
- | Utility room
- | Downstairs cloakroom
- | Family bathroom
- | Three bedrooms
- | Principal bedroom with En-suite and dressing area
- | Private garden
- | Summer house
- | Off-street parking

Price £800,000



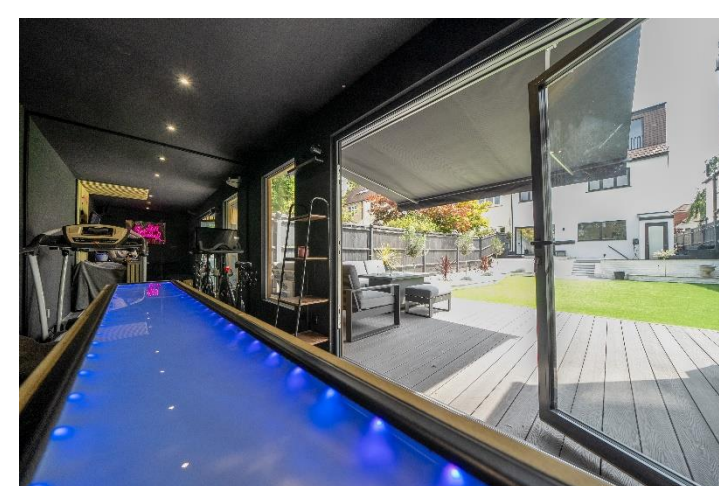
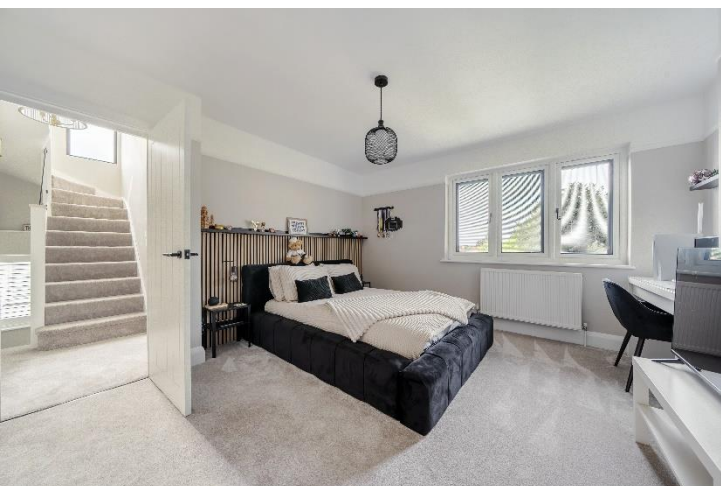


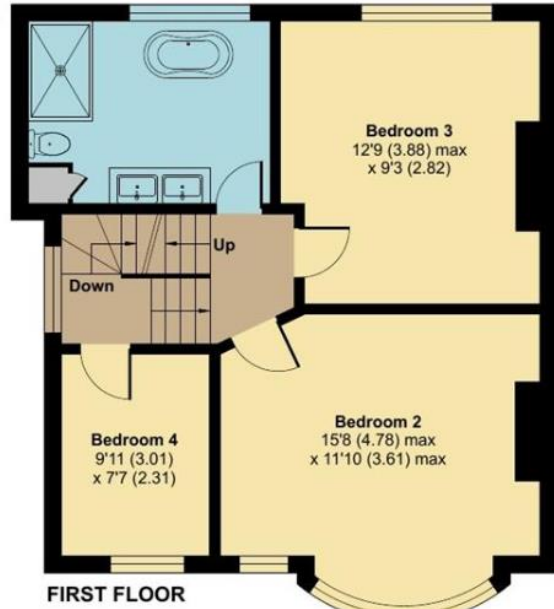
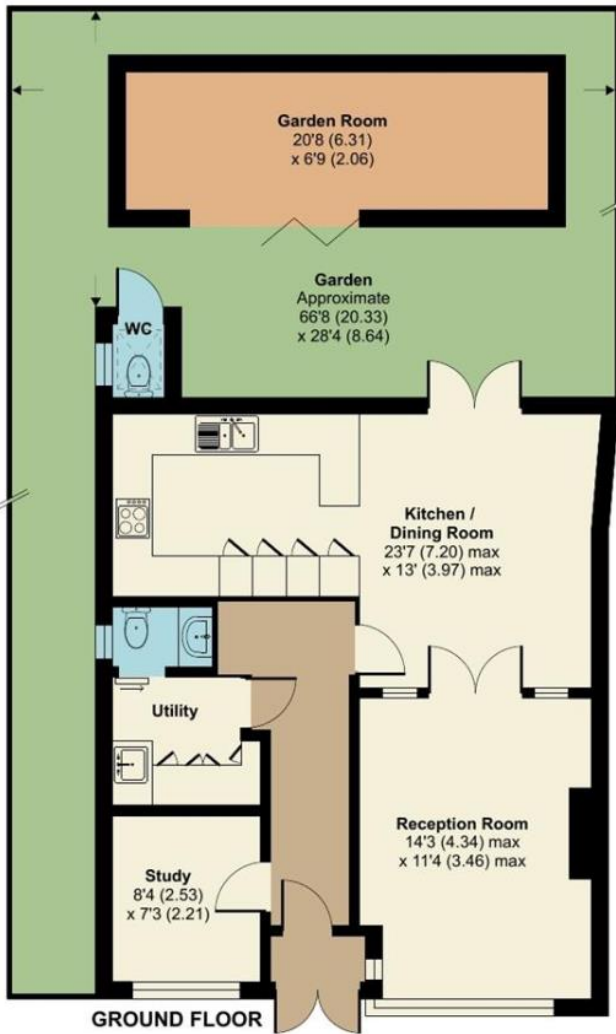
This four bedroom family home is a truly exceptional example of what can be achieved in a classic 1930's semi-detached. The current owners have completely re-imagined the interior from top to bottom with a plethora of high end finishing, creating a property which is bright and airy with well-proportioned rooms throughout. The living area boasts an impressive open-plan kitchen with separate utility room, as well as a stylish front reception room separated by bespoke glass doors. The property has been extended into the loft to provide an impressive principal bedroom which boasts a modern en-suite and dressing room. The garden has been transformed into a perfect space for entertaining with the added benefit of being very low maintenance, additionally a large summer house has been built to the rear which offers great versatility.



This family home is ideally positioned in this highly sought-after area of Wallington, within close proximity to a variety of highly regarded schools, which include, Wallington Grammar, Holy Trinity, Wilson's and Whitgift. The picturesque Beddington Park is within easy reach, along with Round Shaw downs which provides stunning views across London. Wallington high street is under a mile away and boasts an array shops, plus a station which provides swift access to London.

Vendor suited | Summer House | Principal bedroom with dressing area and en-suite | Low maintenance garden | Recently refurbished throughout | New double glazing | Off-street parking | Highly sought-after location | Separate utility room | Downstairs cloakroom





Denotes restricted head height

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

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

TOTAL FLOOR AREA

1,830 SQ FT / 169.9 SQ M

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Tenure: Freehold  
 Local Authority: Sutton Council  
 Council Tax Band: E  
 Full Fibre Broadband to property available  
 All mains services

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To the best of our knowledge on production of this brochure

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