

FOLKLANDS



STAFFORD ROAD, WALLINGTON

GUIDE PRICE £925,000



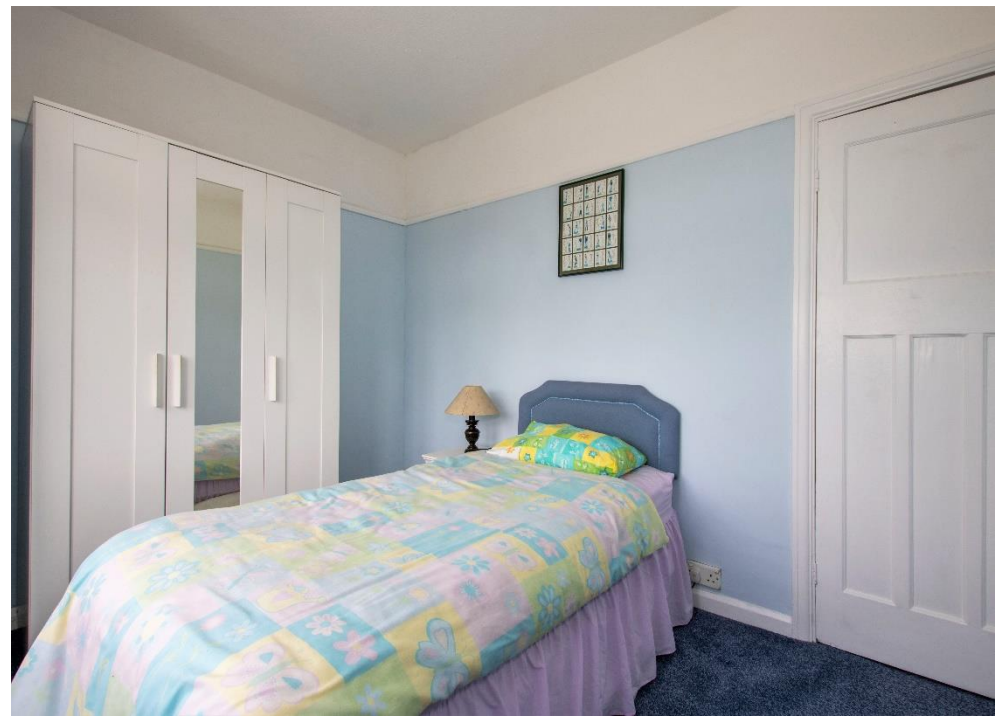












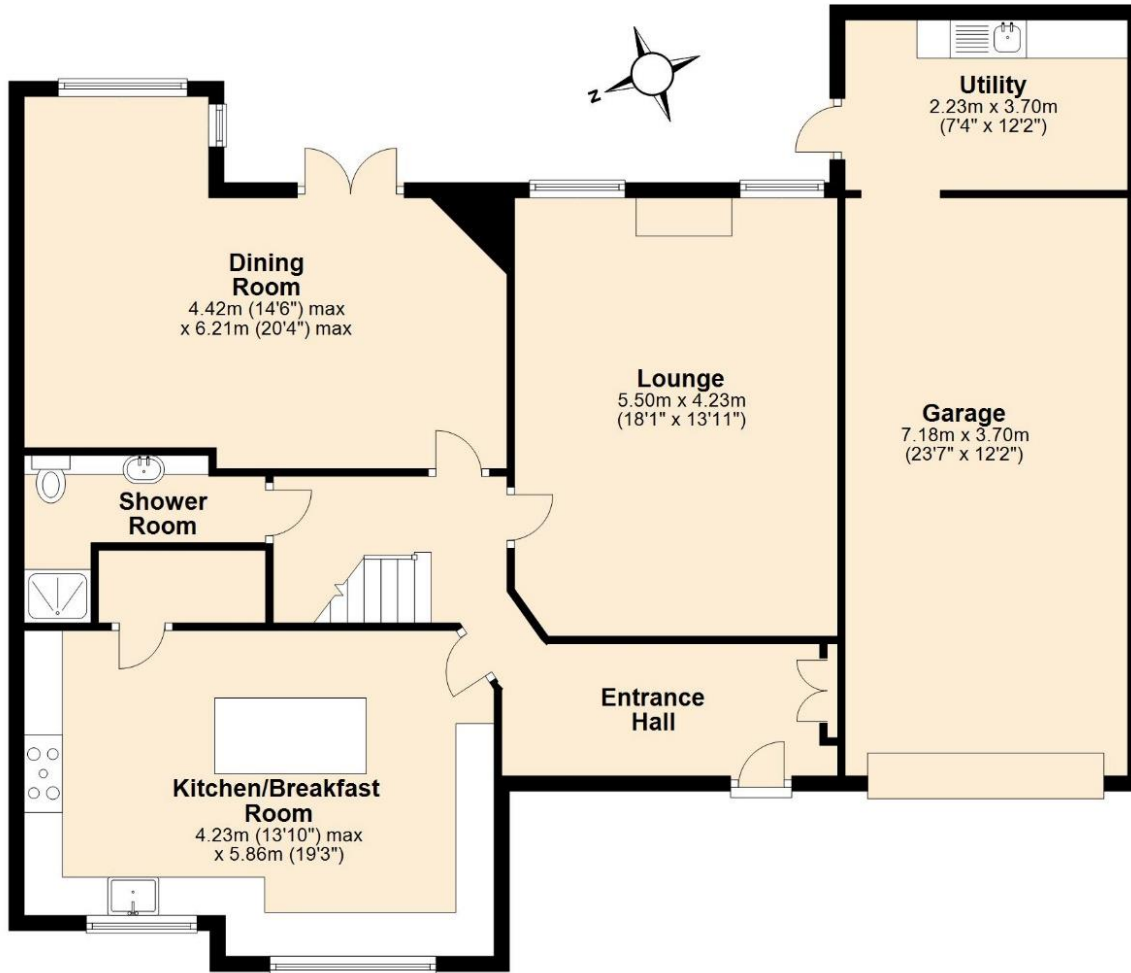






Ground Floor

Approx. 133.2 sq. metres (1433.9 sq. feet)



First Floor

Approx. 104.3 sq. metres (1123.1 sq. feet)



Total area: approx. 237.6 sq. metres (2557.0 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ FIVE BEDROOM - FOUR BATHROOM
- ❖ DETACHED HOUSE
- ❖ CARRIAGE DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ❖ LARGE SOUTH FACING REAR GARDEN
- ❖ 23' X 12' INTEGRAL GARAGE
- ❖ 19' X 13' KITCHEN/BREAKFAST ROOM
- ❖ UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- ❖ 0.6 MILES FROM WALLINGTON TRAIN STATION
- ❖ DIRECT VIEWS OVER MELLOWS PARK
- ❖ EPC EER TO FOLLOW



**** Chain Free ** Direct Views over Mellows Park ** Large South Facing Rear Garden ** A superbly presented five-bedroom detached house situated in the heart of Wallington, with direct views over Mellows Park, conveniently located only 0.6 miles from Wallington train station and moments from the 157-bus route.**

This bright & spacious home has a quality finish throughout, it is fully double glazed and has gas central heating. The property boasts a carriage driveway with parking for multiple vehicles, there is a double length integral garage, and to the rear the house features a large South facing landscaped garden.

The accommodation on the first floor comprises four double bedrooms each with fitted wardrobe cupboards, a sizeable fifth bedroom/home office, a four-piece family bathroom suite with a separate shower cubicle, an en-suite shower room to the principal bedroom, a further three-piece bathroom, access to a big loft space, and a feature glazed hallway. To the ground floor there is a generous entrance hall, a stylish kitchen/breakfast room with stone worktops & Island breakfast bar, a ground floor shower room, an extended dining room with patio doors, an 18' x 13'11 living room with feature fireplace & parquet flooring, and a double length integral garage with direct access into the utility room.

Furthermore, this property sits nearby the abundance of shops, bars & restaurants in Wallington town centre, it is opposite a well-maintained park with children's play equipment & a popular café, and it sits nearby to an excellent choice of local schools (Both primary & secondary). This property will make an excellent family home.