

FOLKLANDS



NORTHWAY, WALLINGTON
GUIDE PRICE £535,000





Golden Wedding Anniversary
7th NOVEMBER 2014
50 YEARS TOGETHER
CELEBRATION OF LOVE
MAKING MEMORIES SINCE
1964
A WONDERFUL CHILDREN
Mark, Helen & Family
Houses Church, Main, West Lothian





LOVE COOK

BREAD

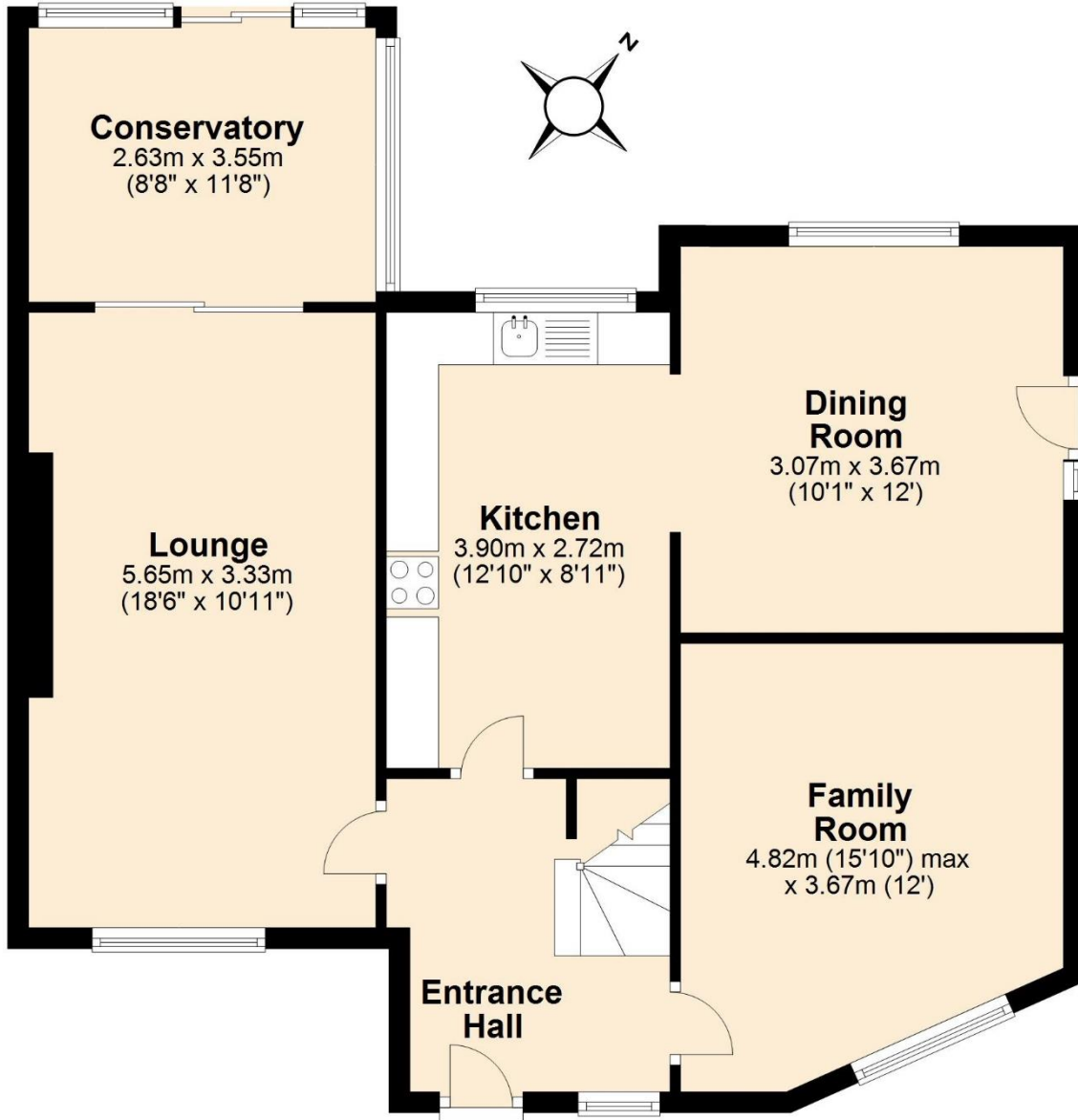
1400 TRIPLE A
HOOPER





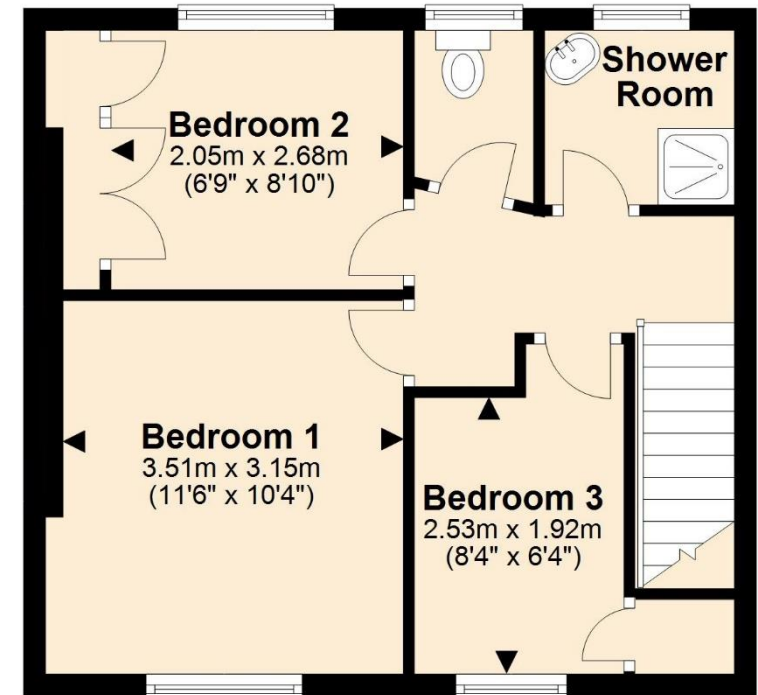
Ground Floor

Approx. 74.3 sq. metres (799.5 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



Total area: approx. 110.9 sq. metres (1193.2 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

- ❖ THREE/ FOUR BEDROOM
- ❖ END OF TERRACE HOUSE
- ❖ LARGE CORNER PLOT
- ❖ OFF-ROAD PARKING FOR 2-3 CARS
- ❖ THREE RECEPTION ROOMS (OPTION OF GROUND FLOOR BEDROOM)
- ❖ EXTENDED LIVING SPACE
- ❖ SCOPE TO MODERNISE & FURTHER EXTEND (STPP)
- ❖ 0.6 MILES FROM WALLINGTON TRAIN STATION
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ EPC EER D



**** Chain Free ** Large Corner Plot **** A smartly presented three-bedroom end of terrace house, situated within this popular residential road, conveniently located 0.6 miles from Wallington train station and nearby several local bus routes.

This bright & spacious home enjoys extended living space to the ground floor, which affords the property flexible accommodation. With its array of ground floor accommodation, there is scope for a fourth bedroom, a home office, or a children's playroom (Amongst many other things).

The property also benefits from a paved driveway to the front of the house, a further parking space to the side of the house, and a sizeable rear garden. The accommodation comprises three bedrooms, a first-floor shower room with separate WC, a large loft space, three separate reception rooms, a conservatory extension, a wide entrance hall, and a smartly presented kitchen measuring 12'10 x 8'11.

Furthermore, this property sits within the catchment of an excellent array of well regarded primary & secondary schools, it is a short walk from the open green spaces of Beddington Park, and it is nearby to a number of local shops, cafes and amenities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		