



**THARP ROAD, WALLINGTON, SM6**

**£565,000 FREEHOLD**

**A MID-TERRACE FAMILY HOME WITHIN REACH OF  
WALLINGTON TRAIN STATION AND MELLOWS PARK**

**Winkworth**

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## AT A GLANCE

- Four Bedrooms
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Shower Room/WC
- Garden approx. 50ft
- Garden Office
- 0.6 Mile to Train Station
- 0.5 Mile Walk to Wilson's School

## DESCRIPTION

An attractive four bedroom period property featuring spacious downstairs accommodation, two bathrooms, a garden office and a location just over half a mile from the high street and mainline train station.

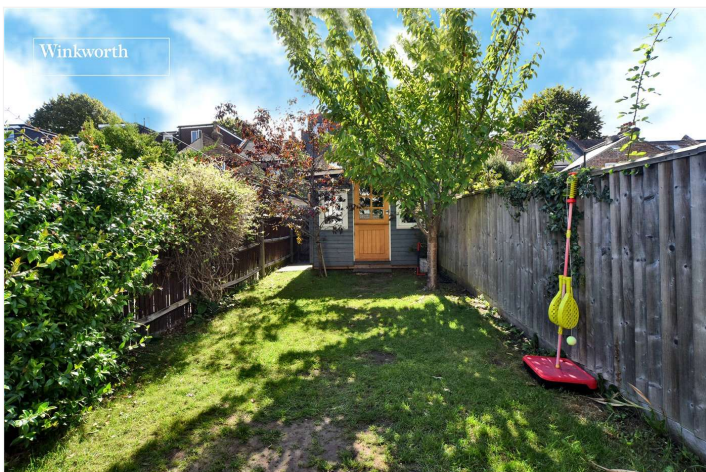
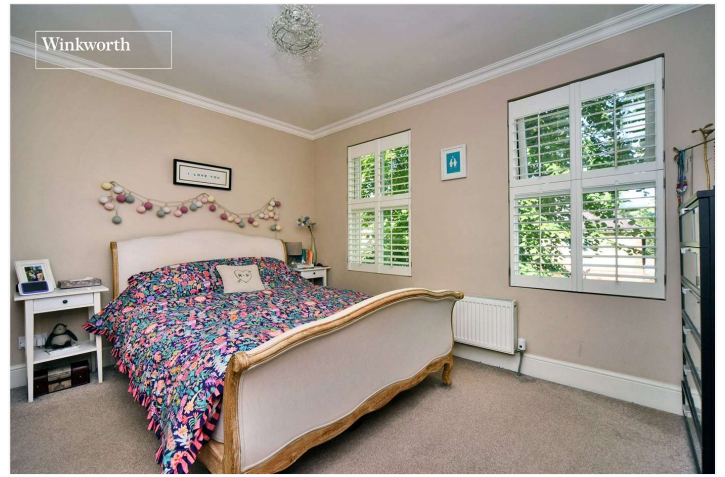
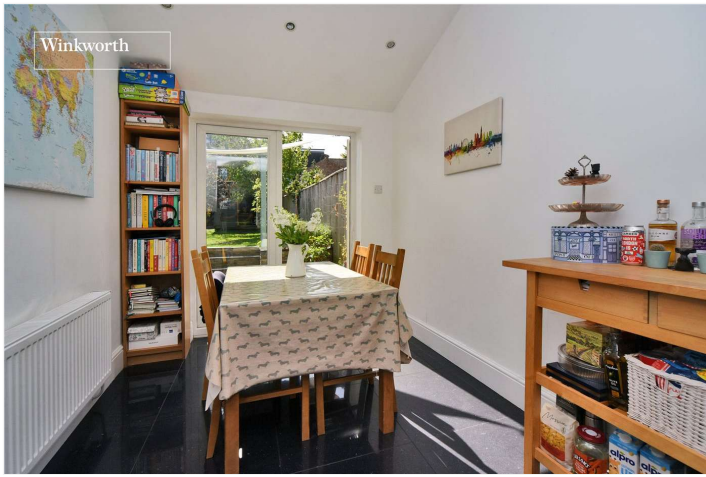
The accommodation on the ground floor comprises a double reception room, with separate areas for sitting and dining, and a modern kitchen with space for a family sized breakfast table overlooking the garden. On the second floor there are two well-proportioned bedrooms and the family bathroom, whilst the second floor provides a further two good sized bedrooms and a shower room with WC.

The current owners have decorated throughout in heritage colours in keeping with the architectural style of the house, whilst the kitchen and bathrooms feature contemporary fittings and styling.

Externally, the pretty rear garden has a patio accessed through double doors from the kitchen/breakfast room and steps up to the lawn set under an attractive pergola. At the end of the garden, the outdoor office is ideal for a work from home space or playroom, and has a useful store attached.

Locally, the area is family friendly with a well-stocked high street and nearby Mellows Park offering tennis courts, outdoor gym and café. Education includes High View and Bandon Hill primary schools and Wilson's grammar school. Commuters are well served by train services from Wallington into London Bridge and Victoria, plus bus routes including the 157 towards Morden which has a Northern Line tube station.





## ACCOMMODATION

### Entrance Hall

**Living Room** - 12'7" x 10' max (3.84m x 3.05m max)

**Dining Room** - 12' x 10'3" max (3.66m x 3.12m max)

**Kitchen/Breakfast Room** - 21'4" x 8'5" max (6.5m x 2.57m max)

**Bedroom** - 13'1" x 10'8" max (4m x 3.25m max)

**Bedroom** - 11'4" x 8'4" max (3.45m x 2.54m max)

**Family Bathroom** - 10' x 8' max (3.05m x 2.44m max)

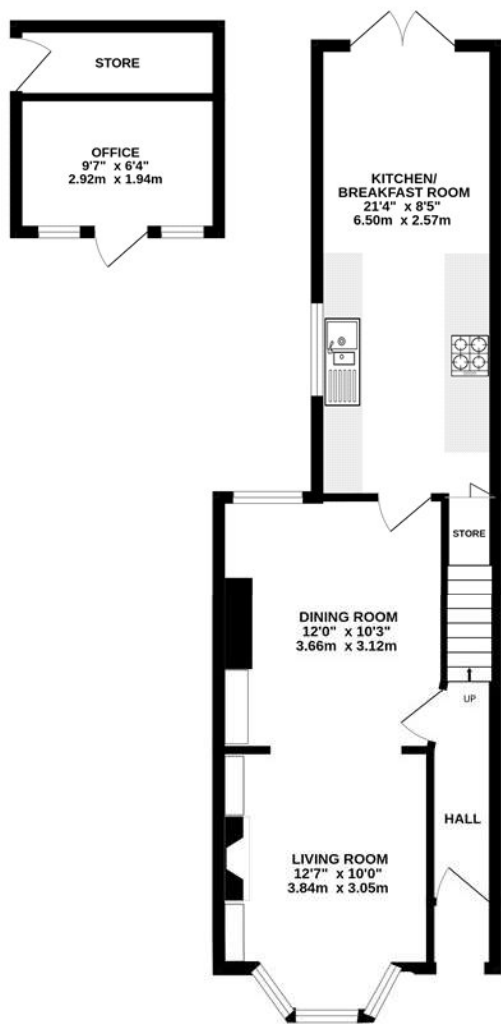
**Bedroom** - 14'7" x 11'4" max (4.45m x 3.45m max)

**Bedroom** - 10'8" x 8'6" max (3.25m x 2.6m max)

### Shower Room/WC

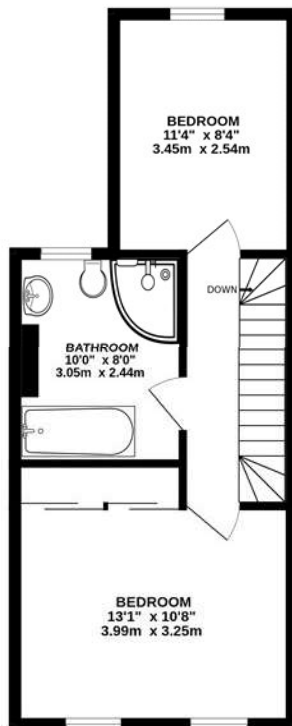
**Garden** - Approx. 50ft

**Garden Office** - 9'7" x 6'4" max (2.92m x 1.93m max)



GROUND FLOOR

**Tharp Road, Wallington SM6 8LE**  
INTERNAL FLOOR AREA (APPROX.) 1216 sq ft/ 113.0 sq m  
Excluding Outbuilding  
Garden extends to 50' (15.24m) approx.



FIRST FLOOR



FIRST FLOOR

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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