



LINK LANE, WALLINGTON, SM6

£650,000 FREEHOLD

A THREE BEDROOM SEMI-DETACHED HOUSE REQUIRING MODERNISATION AND LOCATED CLOSE TO THE SOUGHT AFTER WILSON'S SCHOOL

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AT A GLANCE

- Three Bedrooms
- Living Room
- Dining Room
- Lean-to Conservatory
- Kitchen
- Utility Room
- Downstairs WC
- Bathroom with separate WC
- Approx. 90ft South Facing Garden
- Close to Wilson's School

DESCRIPTION

Offering huge potential to extend (stpp), large room sizes throughout and a circa 90ft south facing rear garden, this three bedroom semi-detached house presents the ideal refurbishment project for those seeking a home within reach of Wallington town centre, trains into central London and well-regarded schools including High View Primary School and the Ofsted outstanding Wilson's School and Wallington County Grammar.

The accommodation, which requires some renovation, comprises two spacious reception rooms, a lean-to style conservatory, well-proportioned kitchen, utility room with adjacent WC, two sizeable double bedrooms, a good sized third bedroom and a bathroom with separate toilet.

Externally, to the front of the house there is off street parking on the drive and a garage which also provides access to the rear. The garden is lengthy at approximately 90ft and mainly laid to lawn with mature trees and shrubs.

In summary, this is an opportunity to create a substantial family home in an attractive tree lined road just over a mile from Wallington town centre amenities including shops, restaurants, bus services and trains into London. Carshalton Village is just over two miles away and has a picturesque high street with ponds, historic buildings including Honeywood Museum and Westcroft Leisure Centre.



ACCOMMODATION

Entrance Hall

Living Room - 15'3" x 14'10" max (4.65m x 4.52m max)

Dining Room - 16'6" x 13'7" max (5.03m x 4.14m max)

Conservatory - 13'7" x 6'7" max (4.14m x 2m max)

Kitchen - 11'10" x 11'4" max (3.6m x 3.45m max)

Utility Room

Downstairs WC

Bedroom - 16' x 13'8" max (4.88m x 4.17m max)

Bedroom - 14'3" x 13'8" max (4.34m x 4.17m max)

Bedroom - 9'9" x 8'9" max (2.97m x 2.67m max)

Bathroom - 11'11" x 6'9" max (3.63m x 2.06m max)

Separate WC

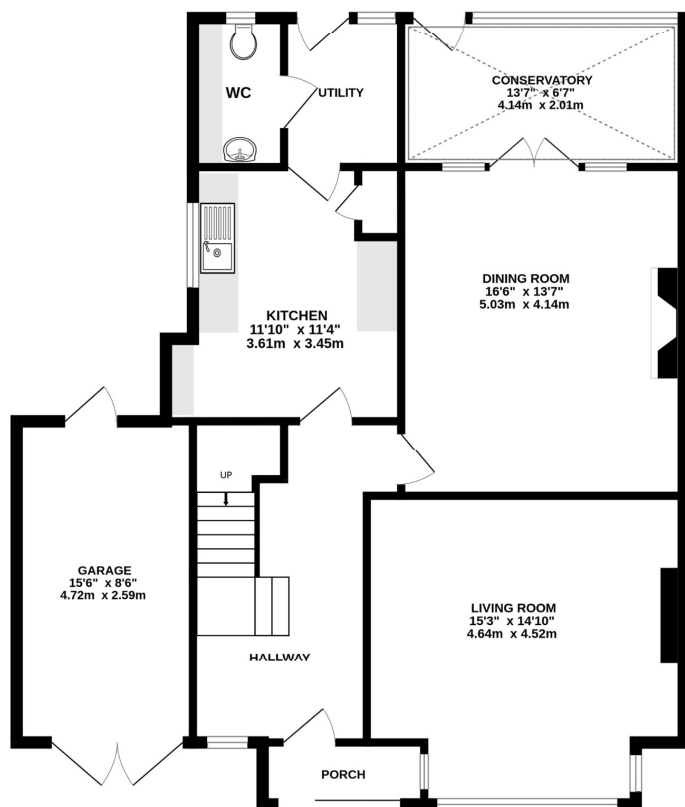
Garden - Approx. 90ft

Garage - 15'6" x 8'6" max (4.72m x 2.6m max)

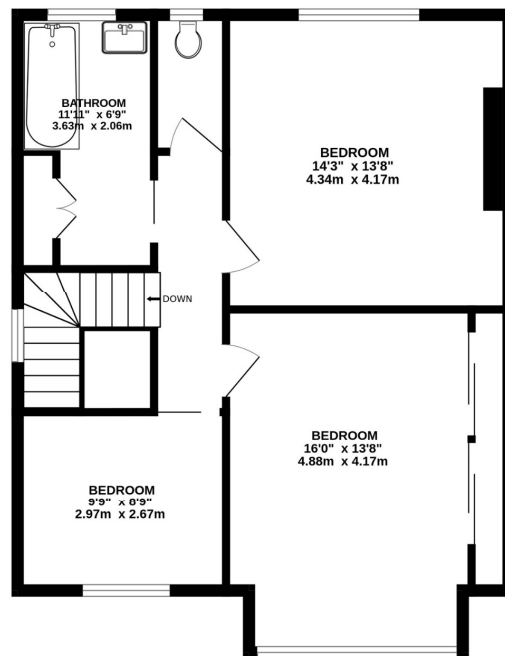
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INTERNAL FLOOR AREA
(APPROX.) 1690 sq ft/ 157.0 sq m
Including Garage

Garden extends to 90' (27.43m) approx.



GROUND FLOOR



FIRST FLOOR

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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		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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