



MONTAGU GARDENS, WALLINGTON, SM6
£735,000 FREEHOLD

A LOVELY FOUR BEDROOM, TWO BATHROOM FAMILY HOME OFFERING THREE RECEPTION ROOMS, CONSERVATORY AND A SOUTH FACING GARDEN



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AT A GLANCE

- 4 Bedrooms
- 2 Bath/Shower Rooms
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Breakfast Room
- Circa 90ft Southerly Garden
- Easy Reach of Trains into London
- Well-Regarded Local Schools
- Council Tax Band E
- EPC Rating D

DESCRIPTION

This substantial semi-detached family home benefits from four good sized bedrooms, large room sizes throughout, a circa 90ft south facing garden and a location within walking distance of Wallington high street and train station. Schools in the area are sought-after and include grammar schools within the borough.

The accommodation comprises a spacious sitting room opening onto a conservatory, separate front living room with large bay window, kitchen with adjacent breakfast room, three double bedrooms, a fourth single bedroom, upstairs family bathroom and downstairs shower room with WC.

The house has a warm, relaxed atmosphere and particular features include the well-proportioned kitchen with plenty of worktop and cupboard space, feature fire surrounds to the living rooms, French doors into the conservatory and attractive stained glass to the front door and windows.

Externally, there is plenty of space for parking on the drive and a gate providing side access. The back garden is a good size at approx. 90ft and is laid to lawn with surrounding mature planting. Interesting features include seating arbours, gravelled pathways and a vegetable patch at the end of the garden which also has a greenhouse and large storage sheds.

The local area is commuter and family friendly with train stations available at both Wallington and Carshalton, whilst schools are well-regarded and include Beddington Infants, Holy Trinity CofE Junior School, Wallington High School for Girls and Wallington County Grammar School for Boys.



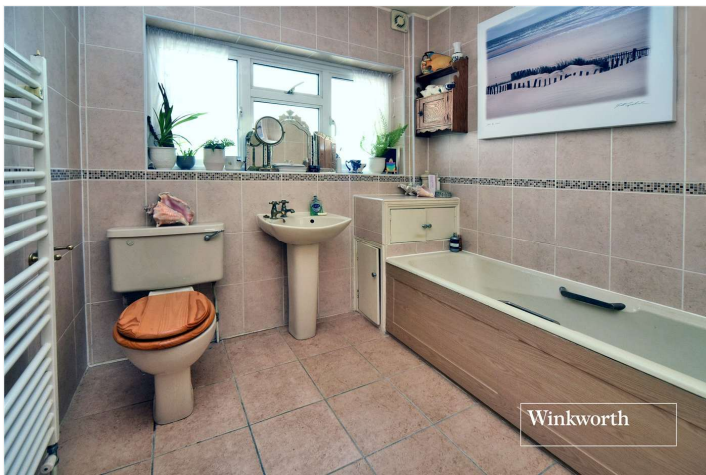
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ACCOMMODATION

Entrance Porch

Entrance Hall

Front Living/Dining Room - 15'9" x 14'6" max (4.8m x 4.42m max)

Living/Sitting Room - 16' x 11'8" max (4.88m x 3.56m max)

Conservatory - 11'5" x 10'10" max (3.48m x 3.3m max)

Kitchen - 14'3" x 10'1" max (4.34m x 3.07m max)

Breakfast Room - 10'9" x 10'7" max (3.28m x 3.23m max)

Downstairs Shower/WC

Bedroom - 13'5" x 12'10" max (4.1m x 3.9m max)

Bedroom - 12'9" x 10'6" max (3.89m x 3.2m max)

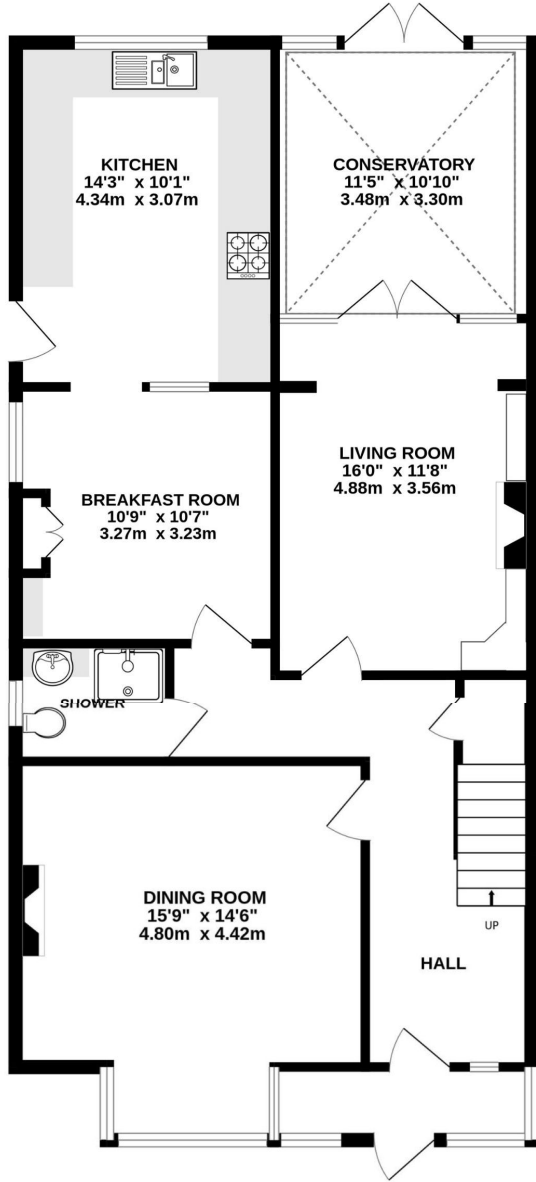
Bedroom - 10' x 8'2" max (3.05m x 2.5m max)

Bedroom - 7'8" x 7'6" max (2.34m x 2.29m max)

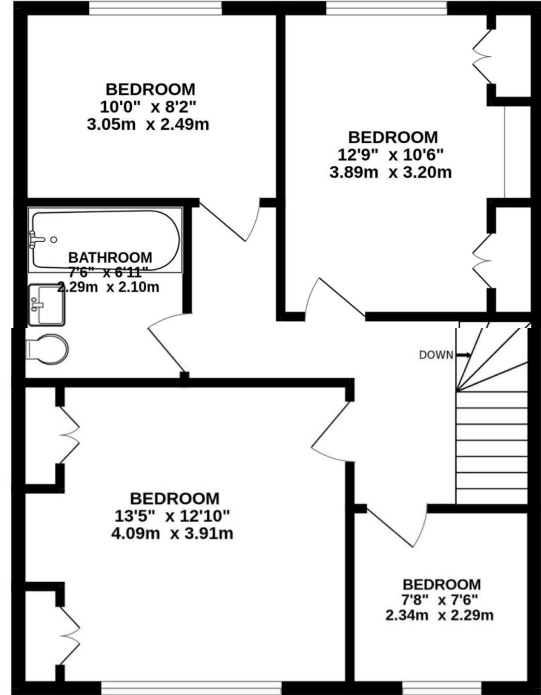
Family Bathroom - 7'6" x 6'11" max (2.29m x 2.1m max)

South Facing Garden - Approx. 90ft

Montagu Gardens, Wallington SM6 8ER
 INTERNAL FLOOR AREA (APPROX.) 1575 sq ft/ 146.3 sq m
 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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