



THE DRIVE, WALLINGTON, SM6
£1,000,000 FREEHOLD

A SUPERB DETACHED FAMILY HOME OFFERING SPACIOUS ROOM SIZES THROUGHOUT AND A CIRCA 100FT REAR GARDEN SITUATED IN A HIGHLY SOUGHT AFTER AREA

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

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See things differently



AT A GLANCE

- Detached Spacious Family Home
- 4 Bedrooms
- Large Living Room
- Dining Room Overlooking Great Woodcote Park
- Contemporary Kitchen
- Reception Hall with Cloakroom/WC
- Modern Family Bathroom
- Garden approx. 104ft
- Garage
- Full Fibre Broadband
- Scope for Extension STPP
- EV Charging
- Off Street Parking Plus Side Access
- Council Tax Band G
- EPC Rating D

DESCRIPTION

Nestled in a peaceful and highly sought-after quiet road in South Wallington, overlooking Great Woodcote Park and offering fantastic views from both sides of the house, this spacious four-bedroom detached home offers a perfect blend of space, style, and tranquillity. Boasting an impressive 100ft approx. mature rear garden, this property provides the ideal setting for family living.

The property features large room sizes throughout and starts with a substantial reception hall with useful cloakroom/WC featuring a wall-hung WC and an attractive turning staircase to the first floor. The ground floor continues with a contemporary fitted kitchen overlooking the rear garden, a well-proportioned living room with double doors leading to a patio and an expansive dining room with feature bay window, overlooking Great Woodcote Park. The staircase leads to a light and airy landing, four good-sized bedrooms and a modern fitted family bathroom with walk-in shower and underfloor heating.

Externally, the 104ft approx. rear garden with mature trees and shrubs includes a vast area of lawn, a wildlife pond, established fruit trees, a raspberry patch, various flower beds, a productive herbs and vegetable garden and a modern greenhouse with inside water outlet providing an established dream garden for any gardener enthusiast. There is also a large patio off the back of the house ideal for outside dining and socialising with friends and family.

The front of the house is covered by mature wisteria and the block paved driveway provides off street parking with EV charging point and side access.

The local area is ideal for families seeking well-regarded Education and includes sought-after primary and secondary schools as well as Grammar schools in the borough, such as Wallington High School for Girls, Wallington High School for Boys and Wilson's School. Situated within easy reach of both Purley and Wallington high street with its variety of amenities, several local parks, transport links such as Wallington and Purley train stations and numerous bus routes to surrounding areas, this is an ideal family home.



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ACCOMMODATION

Reception Hall

Living Room - 14'11" x 11'7" max (4.55m x 3.53m max)

Dining Room - 16'9" x 15' max (5.1m x 4.57m max)

Kitchen - 14'6" x 7'11" max (4.42m x 2.41m max)

Cloakroom/WC

Bedroom - 16'8" x 12'6" max (5.08m x 3.8m max)

Bedroom - 16'8" x 11'5" max (5.08m x 3.48m max)

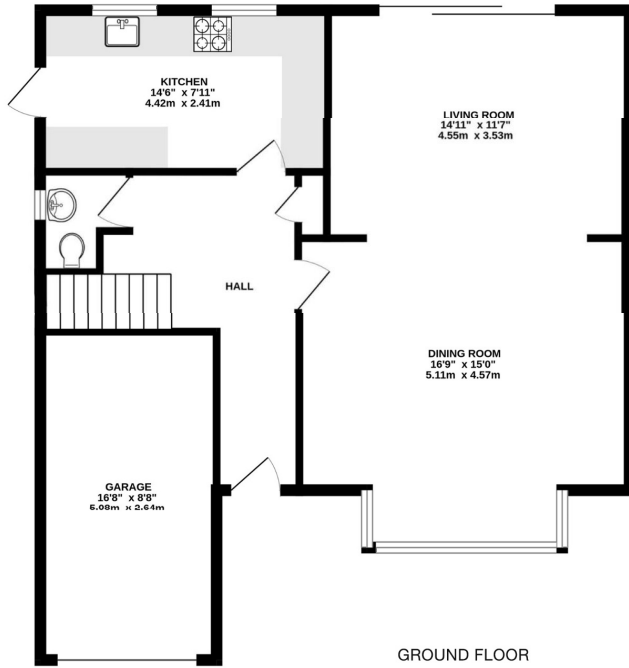
Bedroom - 13' x 8' max (3.96m x 2.44m max)

Bedroom - 8'5" x 8'1" max (2.57m x 2.46m max)

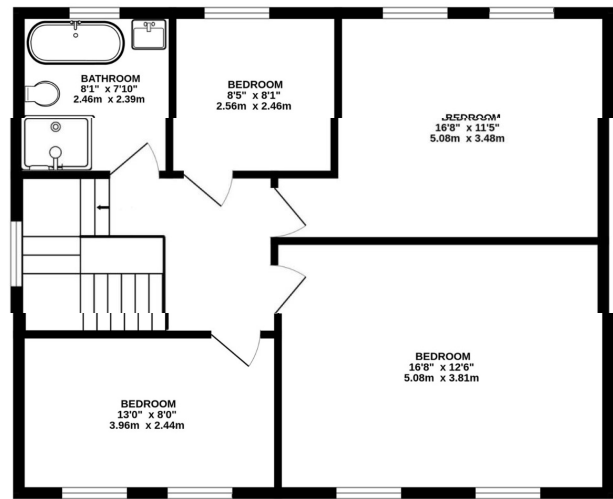
Family Bathroom - 8'1" x 7'10" max (2.46m x 2.4m max)

Garden - Approx. 104ft

Garage - 16'8" x 8'8" max (5.08m x 2.64m max)



GROUND FLOOR



FIRST FLOOR

The Drive, Wallington SM6 9ND

INTERNAL FLOOR AREA (APPROX.) 1582 sq ft/ 147.0 sq m

Garden extends to 104' (31.7m) approx.

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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 81 |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

