



**THE DRIVE, WALLINGTON, SM6**  
**£1,100,000 FREEHOLD**

**A WONDERFUL DETACHED FAMILY HOME LOCATED  
IN A HIGHLY SOUGHT-AFTER ROAD FEATURING A  
124FT APPROX REAR GARDEN**

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Cheam Office | 020 8770 7766 | [cheam@winkworth.co.uk](mailto:cheam@winkworth.co.uk)

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## AT A GLANCE

- Spacious Detached Family Home
- 124ft Approx Rear Garden
- 4 Good-Sized Bedrooms
- Large Living Room
- Dining Room
- Conservatory
- Kitchen Breakfast Room
- Utility/Storage
- Cloakroom/WC
- Bathroom
- Garden approx. 124ft
- Garage
- Close To Several Well-Regarded Schools
- Council Tax Band G
- EPC Rating Awaited

## DESCRIPTION

Situated in a highly sought after residential road in South Wallington, offering fantastic views overlooking Great Woodcote Park, this wonderful family home features four double bedrooms, a well-maintained 124ft approx. rear garden and scope for extension subject to the usual planning consents.

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 including Wallington and Purley train stations and numerous bus routes to surrounding areas, this is a home situated in an ultra-convenient location.

The accommodation to the ground floor comprises an entrance porch leading to a substantial reception hall with downstairs cloakroom/WC and internal access to the garage, a spacious kitchen/breakfast room, two well-proportioned reception rooms featuring a large bay window to the front aspect and feature fireplace, a conservatory overlooking the rear garden and a useful utility/storage space. Upstairs, there are four good sized bedrooms, two of which feature fitted wardrobes, and a large family bathroom.

Externally, the impressive rear garden is mostly laid to lawn, high fence enclosed and offers a patio area ideal for outside dining and socialising. To the front, the driveway provides off street parking and the potential for an in and out driveway.

To sum up, this is an ideal spacious family home, offering no onward chain!





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## ACCOMMODATION

Entrance Porch

Reception Hall

Living Room - 16'8" x 14'10" max (5.08m x 4.52m max)

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

Conservatory - 12'2" x 7'8" max (3.7m x 2.34m max)

Utility/Storage

Kitchen - 14'7" x 8' max (4.45m x 2.44m max)

Cloakroom/WC

Bedroom - 16'8" x 12'4" max (5.08m x 3.76m max)

Bedroom - 16'10" x 11'6" max (5.13m x 3.5m max)

Bedroom - 12'10" x 8'1" max (3.9m x 2.46m max)

Bedroom - 8'2" x 8' max (2.5m x 2.44m max)

Bathroom - 8'2" x 8' max (2.5m x 2.44m max)

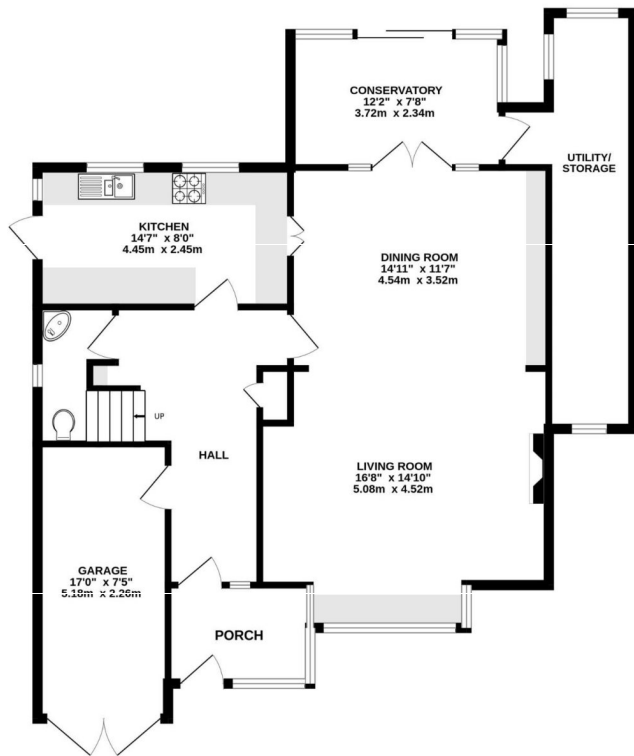
Garden - Approx. 124ft

Garage - 17' x 7'5" max (5.18m x 2.26m max)

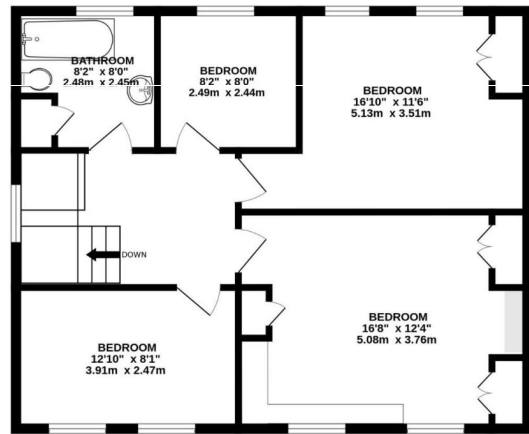
## The Drive, Wallington SM6 9ND

INTERNAL FLOOR AREA (APPROX.) 1770 sq ft/ 164.4 sq m

Garden extends to 124' (37.8m) approx.



GROUND FLOOR



FIRST FLOOR

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