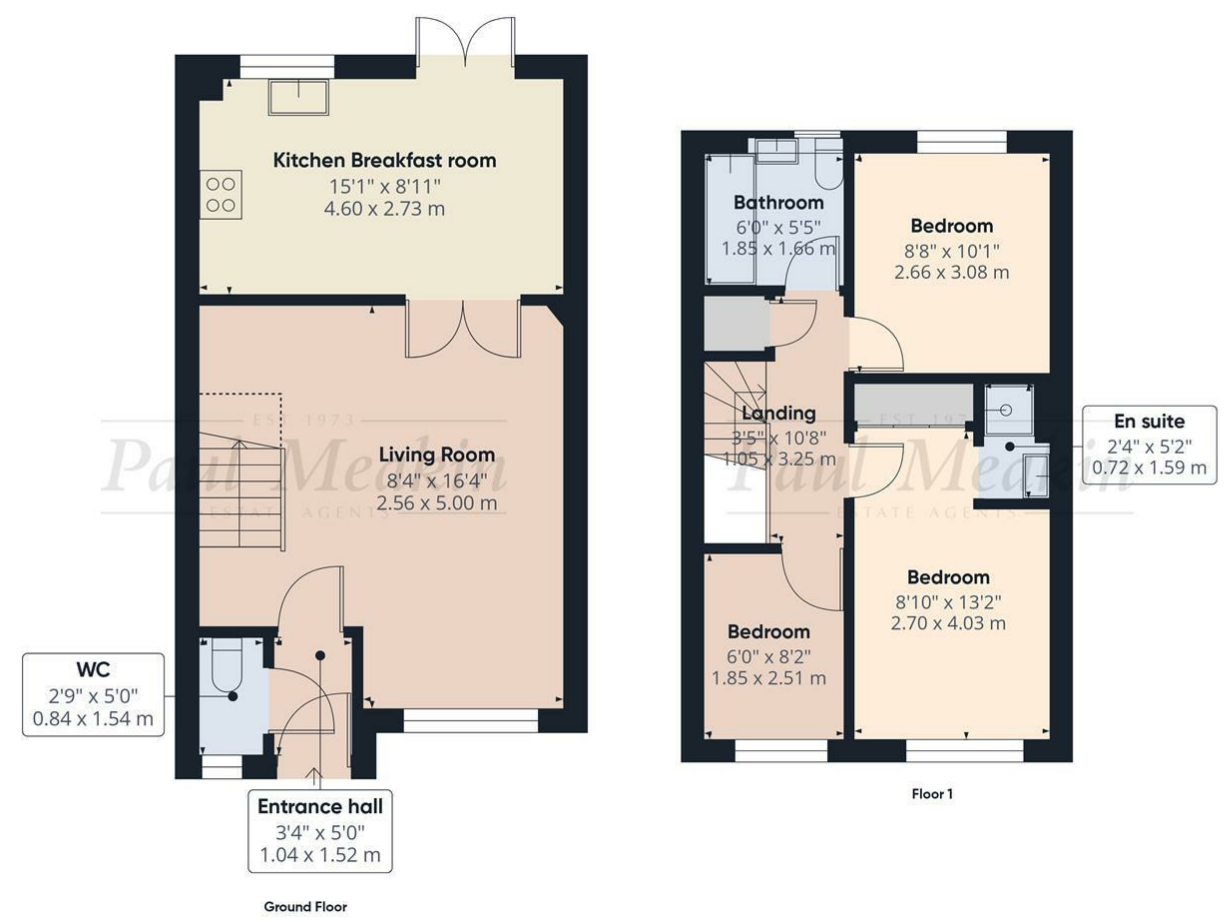




EST 1973
Paul Meakin ESTATE AGENTS
Price Range £500,000 - £525,000
Amberwood Close, Wallington, SM6 8QH



EST 1973
Paul Meakin
ESTATE AGENTS

Approximate total area⁽¹⁾
741 ft²
68.7 m²

Reduced headroom
17 ft²
1.6 m²

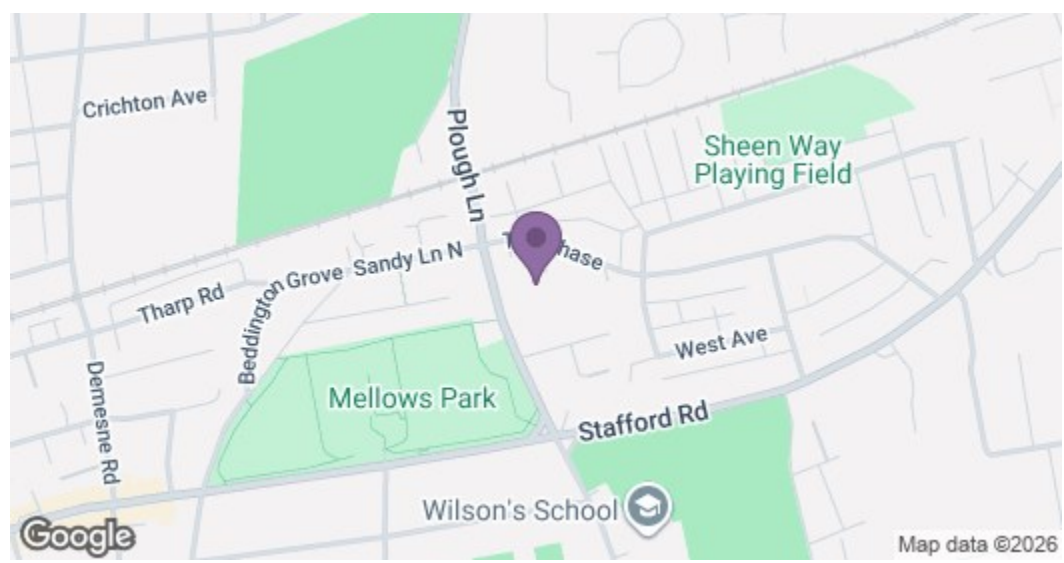
(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Price Range £500,000 - £525,000

Nestled in the desirable Amberwood Close, Wallington, this charming end-of-terrace house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts three bedrooms and two bathrooms, making it ideal for those who appreciate space and convenience.

Upon entering, you will find an inviting reception room that offer ample space for relaxation and entertaining. The heart of the home is the kitchen, which features a breakfast room, perfect for enjoying morning and evening meals with family. The property is set on a level plot, providing potential for future extensions, should you wish to expand your living space subject to planning permission.

Off-street parking for two cars adds to the convenience of this lovely home, ensuring that you will never have to worry about finding a parking spot. The location is particularly appealing, as it is just a minute's walk from Highview Primary School, making it an excellent choice for families with young children. Additionally, the property is in close proximity to Sutton Grammar Schools, further enhancing its appeal for families seeking quality education options.

This chain-free property is a fantastic opportunity for those looking to downsize or for first-time buyers eager to establish their roots in a vibrant community. With its great location and ample amenities, this home is sure to attract interest. Do not miss the chance to make this delightful property your own.

- Price Range £500,000 - £525,000
- Chain Free
- Three bedrooms with two bathrooms
- Level plot
- Kitchen breakfast room
- Large reception room
- Two parking spaces
- Cul de sac location
- Scope to extend STPP
- Great location for primary school and sutton grammer schools

Entrance Hall

WC

Living room
16'4 x 8'4 (4.98m x 2.54m)

Kitchen Breakfast room
15'1 x 8'11 (4.60m x 2.72m)

Landing

Bedroom
13'2 x 8'10 (4.01m x 2.69m)

En Suite

Bedroom
10'1 x 8'8 (3.07m x 2.64m)

Bedroom
8'2 x 6' (2.49m x 1.83m)

Bathroom

Garden

Two Parking Spaces

