



EST 1973  
**Paul Meakin**  
ESTATE AGENTS

Price Range £500,000 - £525,000 | Amberwood Close, Wallington, SM6 8QH

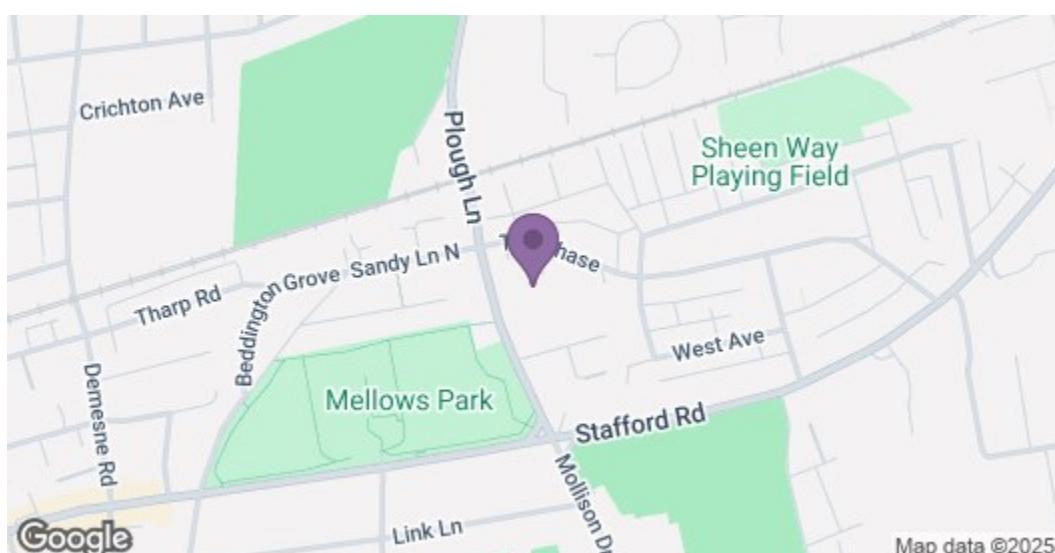
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Nestled in the desirable Amberwood Close, Wallington, this charming end-of-terrace house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts three bedrooms and two bathrooms, making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

Upon entering, you will find an inviting reception room that offers 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 Grammar 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

