



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Church Lane, Wallington

## £415,000



Situated in a charming side road, this delightful terraced house offers a perfect blend of character and convenience. Spanning 772 square feet, the property features two well-proportioned bedrooms and two reception rooms, making it an ideal home for small families or couples.

The location is particularly appealing, as it is situated just a stone's throw away from the picturesque Beddington Park, providing a lovely green space for leisurely walks and outdoor activities. Additionally, the property is within easy reach of several reputable schools, making it a great choice for families with children.

The easy-to-maintain rear garden is a wonderful feature, offering a private outdoor space for relaxation or entertaining guests. This charming home is not only practical but also exudes a warm and inviting atmosphere.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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## KEY FEATURES

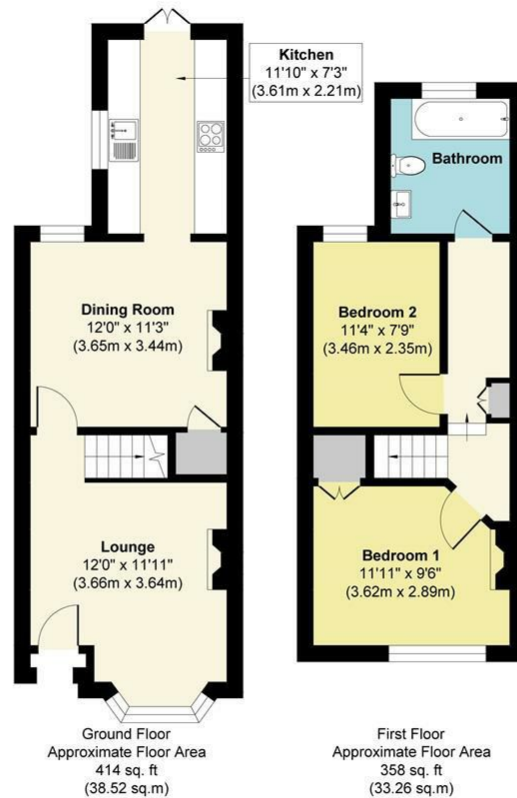
- TWO RECEPTION ROOMS
- UPSTAIRS BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- EASY TO MAINTAIN REAR GARDEN
- PRETTY SIDE ROAD
- CLOSE TO BEDDINGTON PARK
- CLOSE TO SEVERAL SCHOOLS







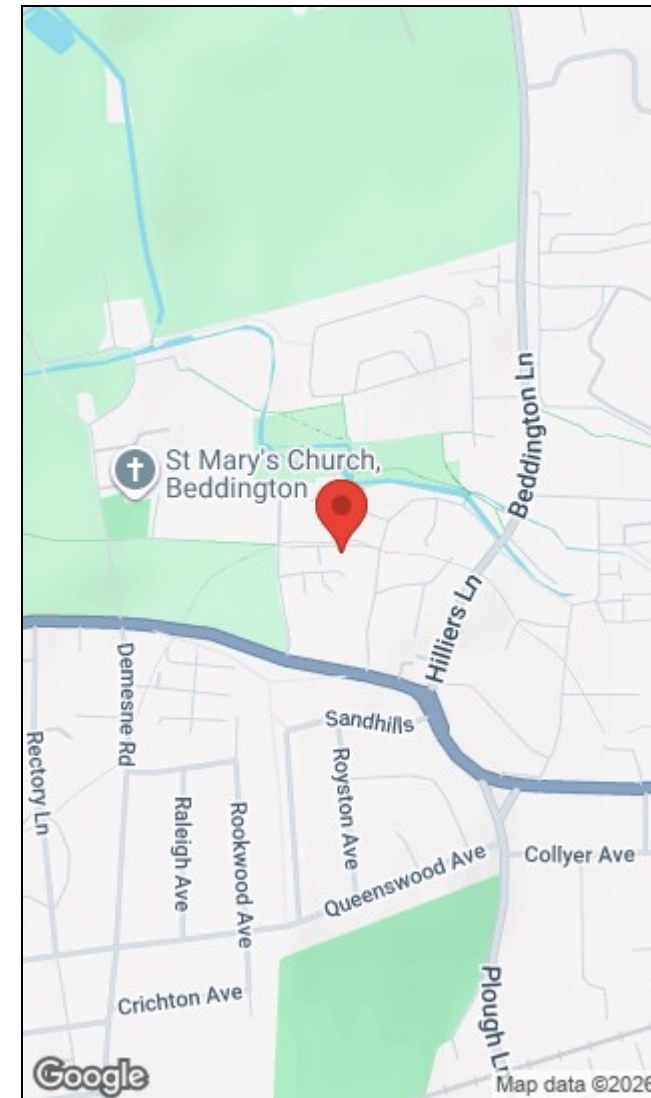




**Approx. Gross Internal Floor Area 772 sq. ft / 71.78 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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