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# Mint Road, Wallington

## £480,000

Hunters are thrilled to offer this delightful 2 bedroom house which spans 756 square feet. The property features two inviting reception rooms, one being a lovely open plan kitchen/dining room. The two spacious bedrooms provide ample space for rest, while the upstairs bathroom adds to the practicality of the home.

Situated on a highly sought-after residential side road, this property enjoys a prime location conveniently positioned between Carshalton and Wallington mainline stations, making it an excellent choice for commuters. The lovely rear garden presents a serene outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends. Additionally, the conservatory enhances the living area, providing extra space that can be utilised for various purposes, whether as a playroom, study, or simply a tranquil retreat.

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## KEY FEATURES

- HIGHLY SOUGHT AFTER LOCATION
- EXCLUSIVE TO HUNTERS
- OPEN PLAN KITCHEN/DINER
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UPSTAIRS BATHROOM
- TWO SPACIOUS BEDROOMS
- LOVELY REAR GARDEN





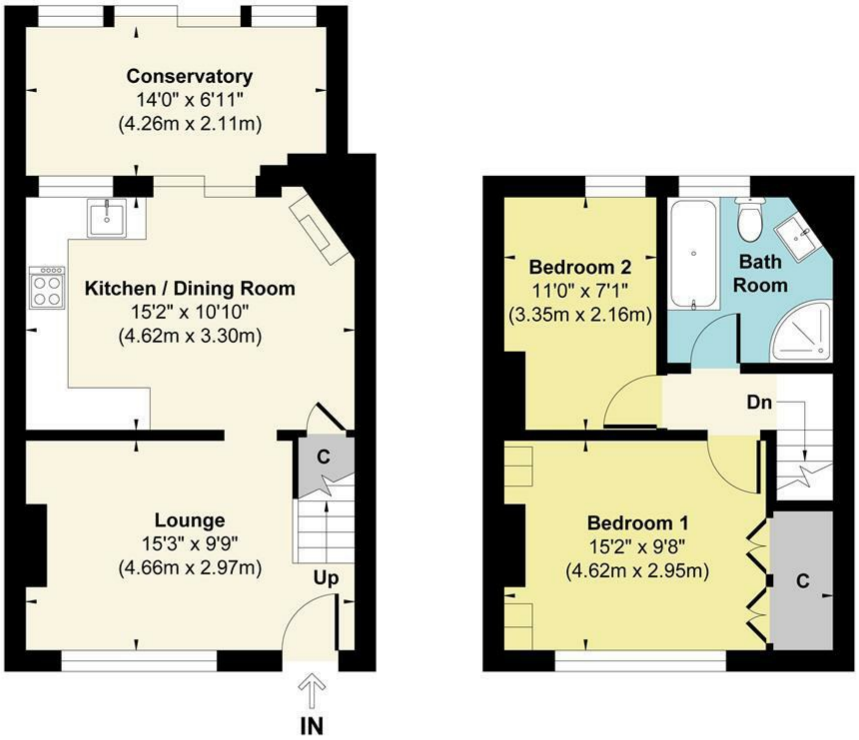



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## Ground Floor

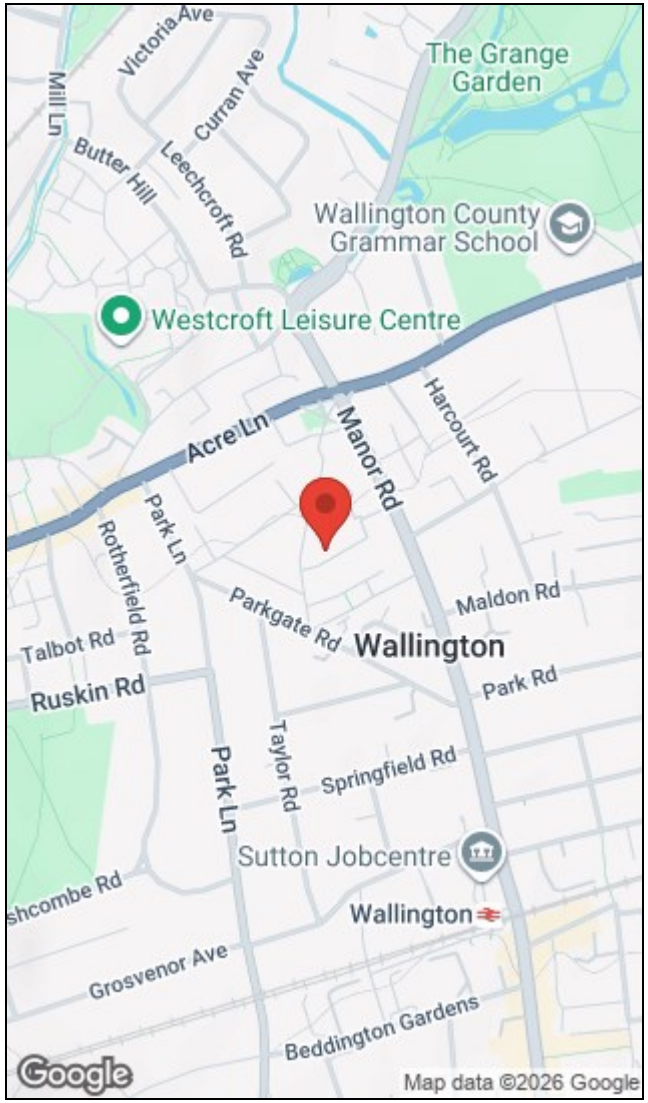
Approximate Floor Area
434 sq.ft
(40.31 sq.m)

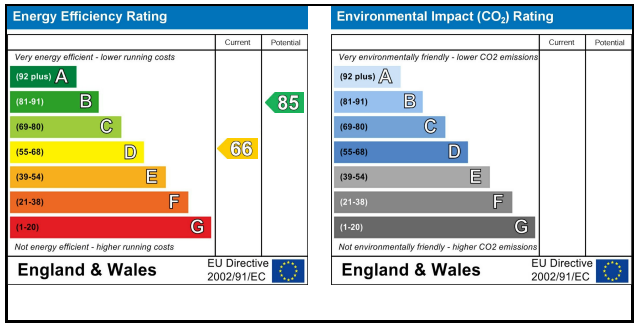
## First Floor

Approximate Floor Area
322 sq.ft
(29.92 sq.m)

**Approx. Gross Internal Floor Area 756 sq. ft / 70.23 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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