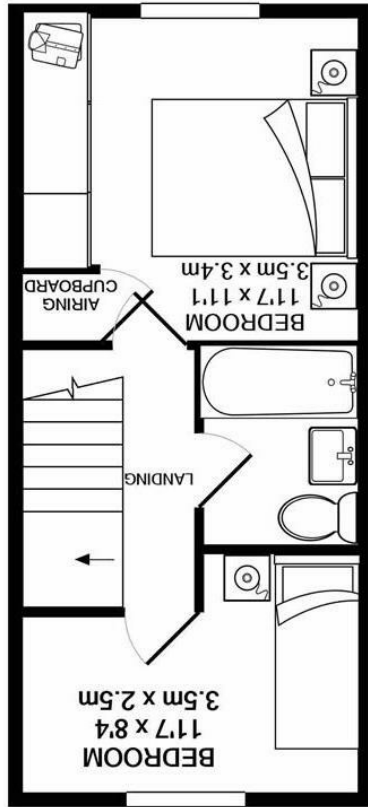


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**GROUND FLOOR**  
 APPROX. FLOOR AREA 297 SQ.FT. (27.6 SQ.M.)

**1ST FLOOR**  
 APPROX. FLOOR AREA 305 SQ.FT. (28.3 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.9 SQ.M.)



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS







## 6 Caraway Place

Wallington, SM6 7AG

£395,000

Silverman Black is delighted to offer this delightful two bedroom terraced cottage located overlooking a small local pond on a popular & sought after residential development only about 15 minutes walk (0.8 miles) from Hackbridge BR station and Wallington High Street. Needing a little updating and modernisation, the property offers a generously proportioned L-shaped lounge/dining area and an enclosed separate kitchen on the ground floor, with two genuine double bedrooms and a family bathroom upstairs. Externally, there is a private parking space directly to the front of the house, whilst to the rear there is a private, enclosed garden which extends around 30 ft - enough to enjoy without it taking up too much time! Other benefits include double glazing and gas/radiator central heating - and the property is being sold vacant and with no forward chain. The development is conveniently located with two mainline BR stations only 15 minutes walk away, the vast open spaces of Beddington Park is almost directly across the road and there are excellent transport links giving access to the Beckenham - Wimbledon Tram service at Mitcham Junction (c 1.5 miles away). Viewing is extremely highly recommended - so please call us today to arrange a suitable appointment.

- Located on a select private development, Silverman Black is delighted to offer this two bedroom terraced cottage.
- Vacant possession with no onwards chain
- Excellent accommodation comprising a large L-shaped living area, a separate kitchen, two double bedrooms and a family bathroom
- Externally, there is an allocated parking space to the front, views over a pretty pond and an enclosed private rear garden, extending around 30 ft
- Double glazing & gas/radiator central heating
- EPC rating: TBC
- Wallington & Hackbridge BR stations are approx 15 minutes walk away (0.8 miles); Mitcham Junction Tram service approx 1.5 miles away, Beddington Park is located almost directly opposite the entrance to the development
- Viewing highly recommended

