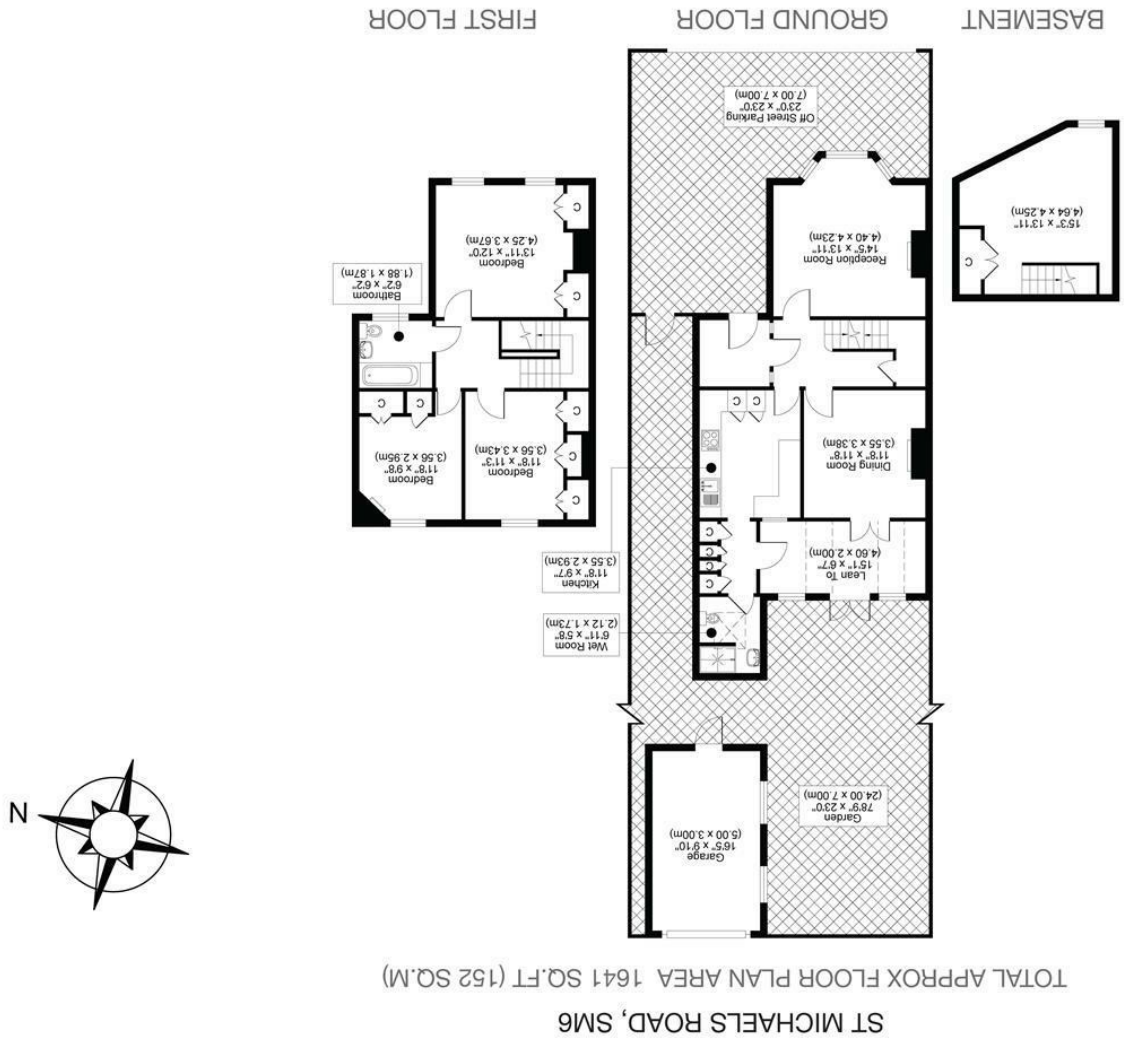




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



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





## 2 St Michaels Road Surrey, SM6 8QD

Offers Over £700,000

Silverman Black is absolutely delighted to offer this charming and characterful 3/4 bedroom Edwardian semi-detached house with a beautifully sunny west-facing garden, located right in the heart of Wallington. Almost certainly a "master builder's" house - the house is slightly larger than most of the similar surrounding properties - the property affords impressively proportioned and flexible accommodation, spread over three floors. On the lower ground floor there is a useful additional facility (bedroom/home office/cinema room) measuring 15 ft x 14 ft max, whilst the ground floor affords a particularly "grand" living room, a large dining room, a timber conservatory, and a fully integrated kitchen/breakfast room with utility area and large cloak/shower room beyond. The first floor houses three generously sized double bedrooms and a large family bathroom, and there is plenty of space on the "over-sized" landing to launch a staircase if the massive loft were to be converted (STPP). Externally, there is private parking for two vehicles at the front of the building, with a single detached garage located to the rear and accessed from a private slip road, with the potential for at least two more parking spaces beside this. The garden, which extends almost 80 ft and is both private and secure, enjoys a sunny westerly aspect - so is perfect for kids & pets, family BBQs, al-fresco entertaining or just having a quiet glass of wine after a hard day! A further feature of the house is its location - being only 2 minutes walk from Wallington High Street (0.1 miles) and 5 minutes from Wallington BR station (0.2 miles), it's amazing how quiet and residential the surrounding area is! But don't take our word for it - come and see for yourself! Viewing is strongly recommended - so call today to book your appointment.

- A charming & characterful 3/4 bedroom Edwardian semi detached house located right in the heart of Wallington - only five minutes from the local BR station
- Flexible and well-proportioned living accommodation spread over three floors
- Large basement room (15 ft x 14 ft max) - perfect for a home office/den/bedroom 4, fantastic living & dining rooms both with original fireplaces, conservatory, fully integrated kitchen with utility and large cloak/shower room beyond on the ground floor
- Three genuine double bedrooms and a family bathroom upstairs with masses of potential for a substantial loft extension, if required (STPP)
- Two off street parking spaces plus a large detached garage and potential for more if needed
- 80 ft rear garden with an almost due-west facing aspect - perfect for kids, pets and outside entertaining
- EPC: TBC
- 0.1 miles (2 minutes walk) to Wallington High Street, 5 minutes walk (0.2 miles) to Wallington BR station, easy access to Wallington Girls, Wallington County Grammar and Wilsons - all of which are approximately 1 mile distant
- Viewing very highly recommended.

