



18 St Michaels Road

Wallington, SM6 8QD

£675,000

Silverman Black is pleased to offer this delightful and charming period home which has been sympathetically and skillfully extended and improved by the current owners, and which is located in a quiet residential street only 6 minutes walk from Wallington BR station. A stylish "fusion" of the character features of the original build and modern functionality, this fabulous home affords exceptional and flexible living accommodation spread over four floors! The ground floor affords a stunning main reception room with high ceilings and a beautiful period fireplace, whilst the dining room has been extended into the "side return" addition and is open plan with the original kitchen - creating a large eating/cooking/entertaining space which is, in truth, the "heart of the home". The kitchen has been extended also to the rear - perfect for "foodies" - with a useful additional cloak/shower room to the rear. In addition, there is a generous basement room (with limited head height) which the current owners have always used as a bedroom, with three well-proportioned bedrooms and a sumptuous family bathroom on the first floor, and a further loft room/bedroom above, although this also has limited head height. Externally, the property has a lush front garden with a tropical theme, whilst the rear garden comprises a raised sun deck, a good size lawn, mature & well stocked flower borders adding splashes of colour and also a 17 ft x 12 ft summer house - which could be a perfect "man cave", home office, cinema room or gymnasium - but would definitely add a different dimension to family BBQs or any outside entertainment event! Viewing is very strongly recommended - so call today to book an appointment.



- A stylish fusion of period features and luxurious modern functionality - all in a sought after street only 6 minutes from Wallington BR station!
- A charming and characterful semi detached house which has been sympathetically & skillfully extended to provide flexible accommodation over four floors
- Accommodation comprises a welcoming entrance hall, a large sitting room, a substantial open plan living area comprising the original dining room, the side return extension and kitchen - a wonderful entertaining space, a further section of kitchen
- Three well-proportioned bedrooms and a sumptuous bathroom on the first floor, with additional accommodation (both currently used as bedrooms) in the loft and basement areas, plus a ground floor cloak/shower room
- Beautiful, west-facing rear garden with a raised sun deck and a large summer house - almost the perfect al fresco entertaining area
- EPC rating: D (55/79)
- The shops and facilities of Wallington High Street are 0.2 miles distant with Wallington BR only 6 minutes walk from the front door. Several exceptional schools, including Wallington Girls and Wallington County Grammar Schools are within 1 mile
- Viewing is strongly recommended - so call today to arrange your appointment

