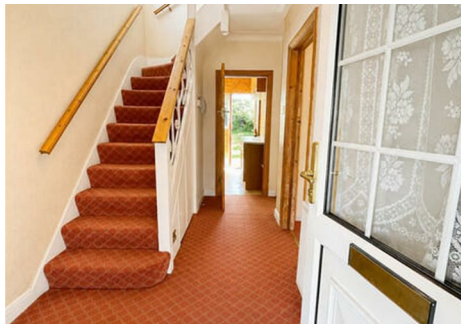




5 Raleigh Avenue, Wallington, SM6 8HE

£2,600 Per Month

- A charming three-bedroom home combining generous living space with an exceptional private garden, featuring a large double reception room and a convenient Wallington location close to schools, transport and amenities.

5 Raleigh Avenue, Wallington SM6 8HE

Sandton Chartered Surveyors are pleased to present this spacious three-bedroom family home situated on Raleigh Avenue, Wallington.

The property offers generous accommodation throughout and features a large double reception room, providing an impressive main living space with direct access to the rear garden.

There is also a separate kitchen, which provides further access to the garden. A particular highlight of the property is the large private rear garden, offering an excellent amount of outdoor space.

Upstairs, the property comprises three well-proportioned bedrooms, with useful built-in storage. The bathroom is fitted with a bathtub and wash basin, while the WC is conveniently located separately.

The property is situated in an established residential area of Wallington, with a good range of local shops, supermarkets and everyday amenities available nearby. Wallington Station is approximately 0.7 miles away, while several local bus stops are within easy walking distance, providing convenient connections around Wallington and the surrounding areas.

The area is also well served by local schools. Nearby options include Beddington Infants' School, Holy Trinity Junior School, Beddington Park Academy and Wallington County Grammar School, with Wilson's School



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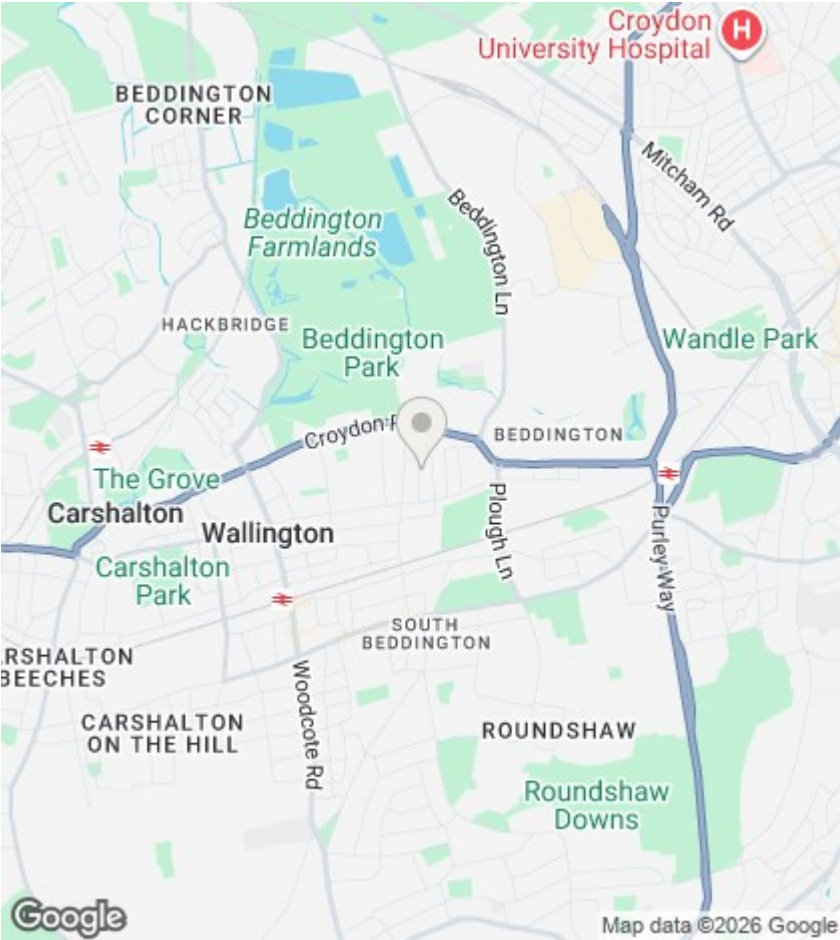
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D

Council Tax Band: E





Directions

Viewings

Viewings by arrangement only. Call 0203 771 9141 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	