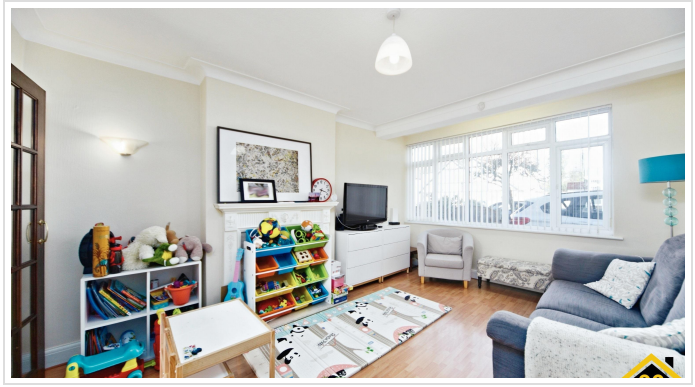


4 Bed Semi-Detached In Derek Avenue , Wallington, SM6 7LA £2,300 Monthly





## SHORT DESCRIPTION

Property Ref: 9036 This three-bedroom semi-detached house is offered to the rental market with availability from March 25. Comprising of a double glazed enclosed entrance porch leading into the entrance hall, on the right, there is WC The living room measures is wooden floored and has a window with a decorative fireplace. The one bedroom benefits through sliding doors with access to the patio area of the garden The kitchen area has a washing machine, electric oven, and gas hob, To the first floor there are three bedrooms of which one of the double bedrooms has a built-in wardrobe. The family bathroom is fully tiled and comprises a corner bath with a handheld shower attachment, there is also a separate WC with a bidet, and basin, a built-in cupboard for handy additional storage. The property is unfurnished, has double glazing, off-road parking, and a garage. Wallington has prominent schools such as Wallington Grammar and Wallington High School for Girls. Wallington has several retailers, supermarkets, bars, restaurants and many major banks and building societies in the town. A farmers' market is also held on the second Saturday of each month, usually located outside the old Town Hall. Beddington Park is also located in Wallington and offers the opportunity for jogging, a stroll or a picnic with your friends/family. You also have easy access by car to Gatwick Airport on the M23 taking a mere 30 minutes! This makes Wallington a popular area for commuters and professional families. Property Type: Semi-detached Total Renting Amount: £2300.00 Pricing Options: Fixed Price Council tax band: E EPC rating: D Measurement:1097.919 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Double Glazing -----

4

Bed Room(s)

1

Bath Room(s)

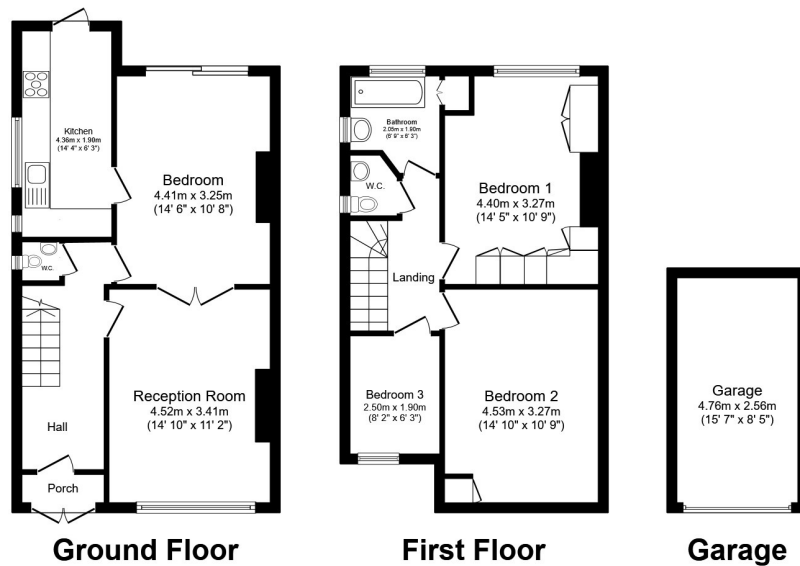
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



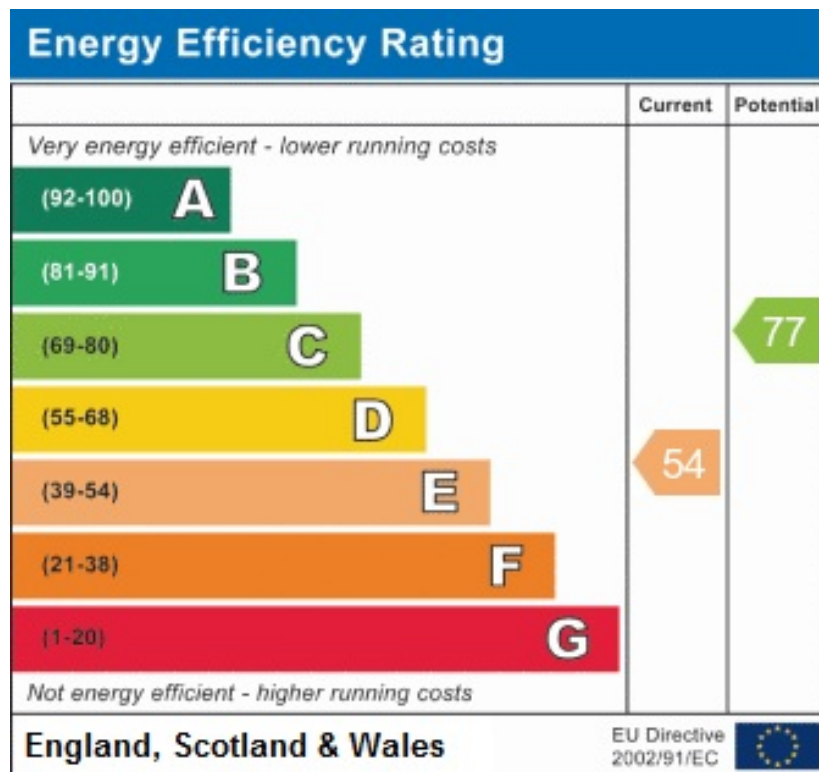


Total floor area 106.7 sq.m. (1,149 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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