

# Truuli



## Lindbergh Road, Wallington, Surrey, SM6

£375,000 Freehold

- Two double bedrooms
- Open plan kitchen & dining room
- Conservatory
- Separate WC
- Loft space that can be used for storage or to extend (SSTP)
- Sought after location
- Excellent transport links

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**\*\*VENDOR COMMENTS\*\*** "I brought our lovely home just under 14 years ago as a first-time buyer and have been so happy here. Our property benefits from a spacious living room, an open plan kitchen/dining area and has the added benefit of a beautiful conservatory. The conservatory has given our growing family the additional space to entertain and enjoy ourselves.

Having a south facing gardens we benefit from all the sunshine on those sunny days. The garden has a bricked wall as we are at the end of the terrace and the high fences provide a lot of privacy. If you would like a beautiful garden without the hard work, then this is the one for you. It has artificial grass which is fantastic as it is easy to maintain and always looks perfect.

I have grown two children here comfortably, they have so much space to play. Upstairs the property benefits from two double bedrooms one with fitted wardrobes. The property is light and airy with a separate bathroom and toilet. There is also ample storage space at the property including downstairs cloakroom loft space which is ideal for storing things like suitcases, the Christmas tree and the decorations. The property is in great condition and ready for you to move in.

The location is perfect with amenities all close by. Across the road you have a large spacious green for walks and picnics. Children's playground, tennis courts, bike and skate ramps, basketball courts, outdoor exercise equipment and BBQ facilities. You also have a doctors and chemist across the road, a leisure centre which has a gym, a library and café as well as a local co-op and take away outlets ; you literally have everything you need on your doorstep. The property is also located in a great catchment area for schools, like Wilson's School which is one of the top grammar schools in the Country.

You have the bus stops a stone throw away which gives quick accessibility to Croydon town centre and East Croydon Station whilst being within 10mins drive of Wallington and Waddon train stations. You can take a fast train from East Croydon to both London Victoria and London bridge in under 20mins making it ideal for London commuters. You are also within close distance of the M25, with Gatwick and Heathrow airports both under an hour away.

We have made it a home and are confident the next owners will also be extremely happy here."

