



Sandy Lane South, Wallington SM6 9NW

welcome to

Sandy Lane South, Wallington

Entering this beautiful home, you are met with a bright and spacious hallway, completed with a custom-made staircase, cloakroom with pet-friendly alarm systems, utility room and downstairs WC. Walking to the main living space, you're welcomed by an abundance of natural light and gorgeous modern décor. The kitchen/dining area is a true beauty of this home, overlooking the immaculately kept garden and a cozy snug room which is perfect for escaping to when you want a little me time. Upstairs, you have three very generously sized bedrooms. The master bedroom has its own walk-in wardrobe and en-suite. Bedrooms two and three are very similar in sizing, with room for a large bed and additional furnishings. The fourth bedroom is the perfect guest bedroom or home office. All the bedrooms have bespoke fitted wardrobes. The family bathroom is a walk into deluxe living, complete with bath and walk-in shower. The patio space is finished with Italian Slate whilst the rest of the greenery is perfectly immaculate. The garden includes a bar, cinema/golf simulator room, hobby sheds and storage space. The annex is completed with living space, open-plan kitchen/dining space, bedroom with walk-in wardrobe, utility room and bathroom, perfect for tranquil living.



SANDY LANE SOUTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2667 SQ FT - 247.76 SQ M**

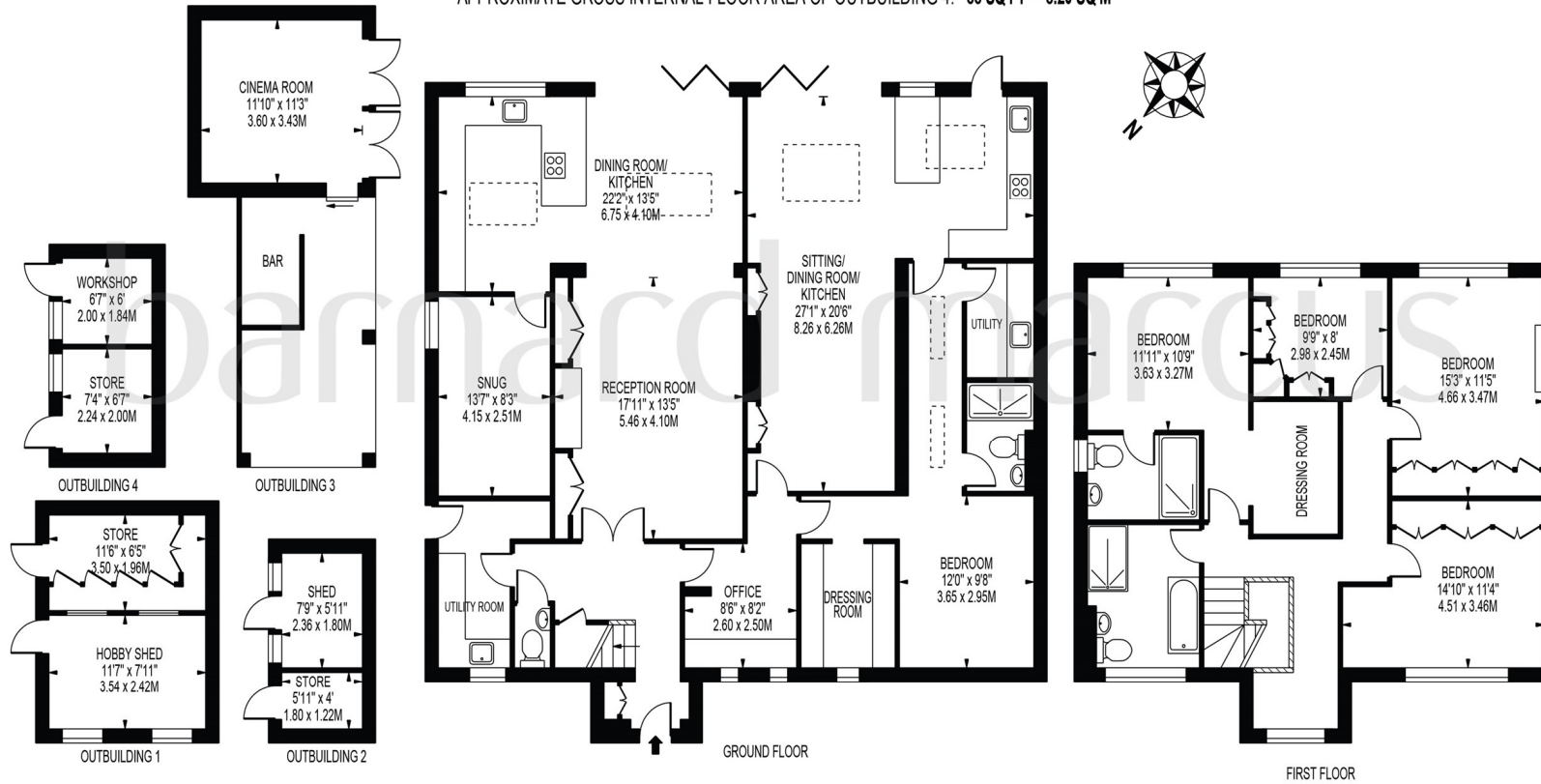
(EXCLUDING OUTBUILDINGS)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 1: **170 SQ FT - 15.75 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 2: **72 SQ FT - 6.66 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 3: **133 SQ FT - 12.35 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 4: **88 SQ FT - 8.20 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Sandy Lane South, Wallington

- FIVE BEDROOM DETACHED FAMILY HOME
- STUNNING ANNEX
- IMMACULATE CONDITION THROUGHOUT
- BESPOKE OUTBUILDING INCLUDING CINEMA ROOM, BAR & WORKSHOP
- BEAUTIFULLY LANDSCAPE GARDENS & AMPLE DRIVEWAY PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£1,600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106273



Property Ref:
WLG106273 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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