



65 Manor Road, Wallington, Surrey, SM6 0DE



£1,250,000

Cromwells  
ESTATE AGENTS





# 65 Manor Road

Wallington, SM6 0DE

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Cromwells Wallington are delighted to present this stunning Victorian detached house that seamlessly blends period charm with modern additions. This property boasts three reception rooms, five bedrooms, and two bathrooms spread across over 3000 sq ft of spacious accommodation.

As you step inside, you'll be greeted by beautiful high ceilings and exquisite period features that add character to the home. The spacious layout offers ample room for entertaining guests or simply relaxing with your family. Outside, the landscaped garden provides a tranquil retreat where you can unwind and socialise with family and friends.

Located in the prime central area of Wallington, this property not only offers a luxurious living space but also the convenience of being close to local amenities, transport links, and highly sought after schools including Collingwood School, Wallington High School for Girls and Wallington County Grammar.



## Accommodation

Sheltered entrance with decorative tiled steps. feature stained glass wooden front door.

### Entrance Hall

Corniced ceilings, dado rail, radiator, varnished floorboards, door and steps down to large basement space.

Cloakroom area with storage space for coats and shoes, radiator, varnished floorboards.

### WC

Wash hand basin with Victorian style chrome taps, WC, feature tiled flooring, double glazed obscure window to side aspect.

### Living Room

Corniced ceiling, picture rail, radiators, fitted carpet, cast iron open fireplace with mantelpiece and tiled hearth, double glazed sash windows to front aspect with bespoke fitted plantation shutters, double doors leading out to Dining Room.

### Study Room

Double glazed sash windows to front aspect with bespoke fitted plantation shutters, corniced ceiling, picture rail, radiator, varnished floorboards.

### Kitchen

Range of modern fitted kitchen units and drawers and display shelving, Quartz worksurface, inset ceramic sink







with chrome mixer tap, space for range cooker with extractor fan above, kitchen island with solid wood worktop and breakfast bar, integrated dishwasher, wine cooler, space for tall standing fridge freezer, tiled flooring with underfloor heating, double glazed window to rear aspect.

#### Dining Room

Tiled flooring with underfloor heating, double glazed bifold doors opening out to garden, double glazed windows to side aspect, Velux windows.

Stairs to 1st floor

#### Hallway

Boiler room with wall mounted Worcester Bosch combination boiler and storage space, dado rail, fitted carpet, feature window

#### Bathroom

Luxury modern suite comprising of freestanding bath with Victorian style chrome mixer tap and hand shower attachment, walk-in shower cubicle, thermostatic shower with rain shower head, vanity wash handbasin with Victorian style chrome taps, WC, radiator, laminate flooring with underfloor heating, extractor fan, part tiled walls, double glazed obscure window to rear aspect.

#### Bedroom One

Range of built-in wardrobes, radiator, fitted carpet, double glazed sash windows to front aspect, door to en-suite.

#### En-suite Bathroom

Modern suite comprising of bath with shower screen and chrome mixer tap with shower head attachment, wash handbasin with Victorian style chrome taps, WC, heated chrome towel rail, part tiled walls, tiled flooring, double glazed obscure sash window to front aspect.

#### Bedroom Two

Picture rail, dado rail, radiator, fitted carpet, double glazed sash window to front aspect.

#### Bedroom Three

Picture rail, dado rail, range of built in wardrobes, radiator, fitted carpet, double glazed sash windows to rear aspect, loft access.

#### Bedroom Four

Picture rail, dado rail, radiator, fitted carpet, double glazed window to rear aspect.

Stairs to 2nd floor

#### Hallway

Two large storage cupboards.

#### Study Room/Bedroom Five

Radiator, fitted carpet, double glazed window to rear aspect

#### Outside

##### To the front

Paved driveway providing off street parking for several cars.

##### Rear Garden

Paved patio area, large lawn section and borders with shrubs and flowers, fishpond, shed, gazebo with seating area.



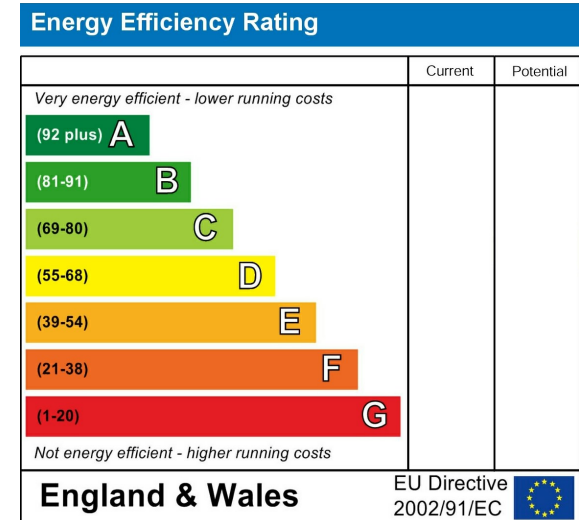
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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