



54 Belmont Road, Wallington, SM6 8TB

Offers over £485,000



**WH WATSON HOMES**  
Estate Agents

## 54 Belmont Road, Wallington, SM6 8TB

A great opportunity to purchase this beautifully presented three double bedroom Victorian terraced home, conveniently located in the heart of Wallington close to transport links and amenities. This wonderful property is full of character and offers a perfect mix of period charm and modern additions. There are two reception rooms, a contemporary kitchen and bathroom, and the loft has been converted to create a large primary bedroom on the top floor. The garden has been landscaped to create both a patio and low maintenance artificial lawn area, plus there is also a driveway at the front providing off street parking.

The property has a superb central location with a fantastic range of shops, cafes and amenities nearby. Ideally located for those looking for good transport links, with several bus links serving Morden, Carshalton, Wallington, Purley, Sutton and beyond, and Wallington mainline train station with its great links into Central London.

### Accommodation

UPVC double glazed entrance porch

Wooden front door to:

Lounge, 12'2" X 11'1"

UPVC double glazed window to front aspect with bespoke fitted plantation shutters, double panelled radiator, open fireplace, laminate flooring, dado rail.

Dining room, 12'5" X 11'3"

UPVC double glazed window to rear aspect with bespoke fitted plantation shutters, double panel radiator, laminate flooring, understairs storage, open fireplace.

Kitchen, 10'4" X 7'3"

Range of fitted wall units with matching doors and drawers below, laminate worksurface with inset stainless steel sink and chrome mixer tap, space for cooker, space for fridge freezer, space and plumbing for washing machine and dishwasher, wall mounted boiler, laminate flooring, UPVC double glazed window to side aspect and door to garden.

Downstairs Bathroom

Modern suite comprising of walk in shower with thermostatic controls, rain shower head and hand shower attachment, vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, heated chrome towel rail, tiled walls, tiled flooring, obscure UPVC double glazed window to rear aspect, extractor fan.

Bedroom Two, 12'3" X 11'8"

UPVC double glazed window to rear aspect with bespoke fitted plantation shutters, single panel radiator, built in cupboard, fitted carpet.

Bedroom Three, 11'1" X 8' 6"

UPVC double glazed window to front aspect with bespoke fitted plantation shutters, double panel radiator, built in wardrobe, fitted carpet

Stairs to Bedroom One 22'1" X 10'3"

UPVC double glazed window to rear aspect with fitted shutters and Velux window to front, eaves storage, sunken spotlights.

Rear Garden, approximately 45FT

Paved patio sections, artificial lawn area, outside tap, fence enclosed, gate providing rear access.

Front

Block paved driveway providing off street parking for one car.









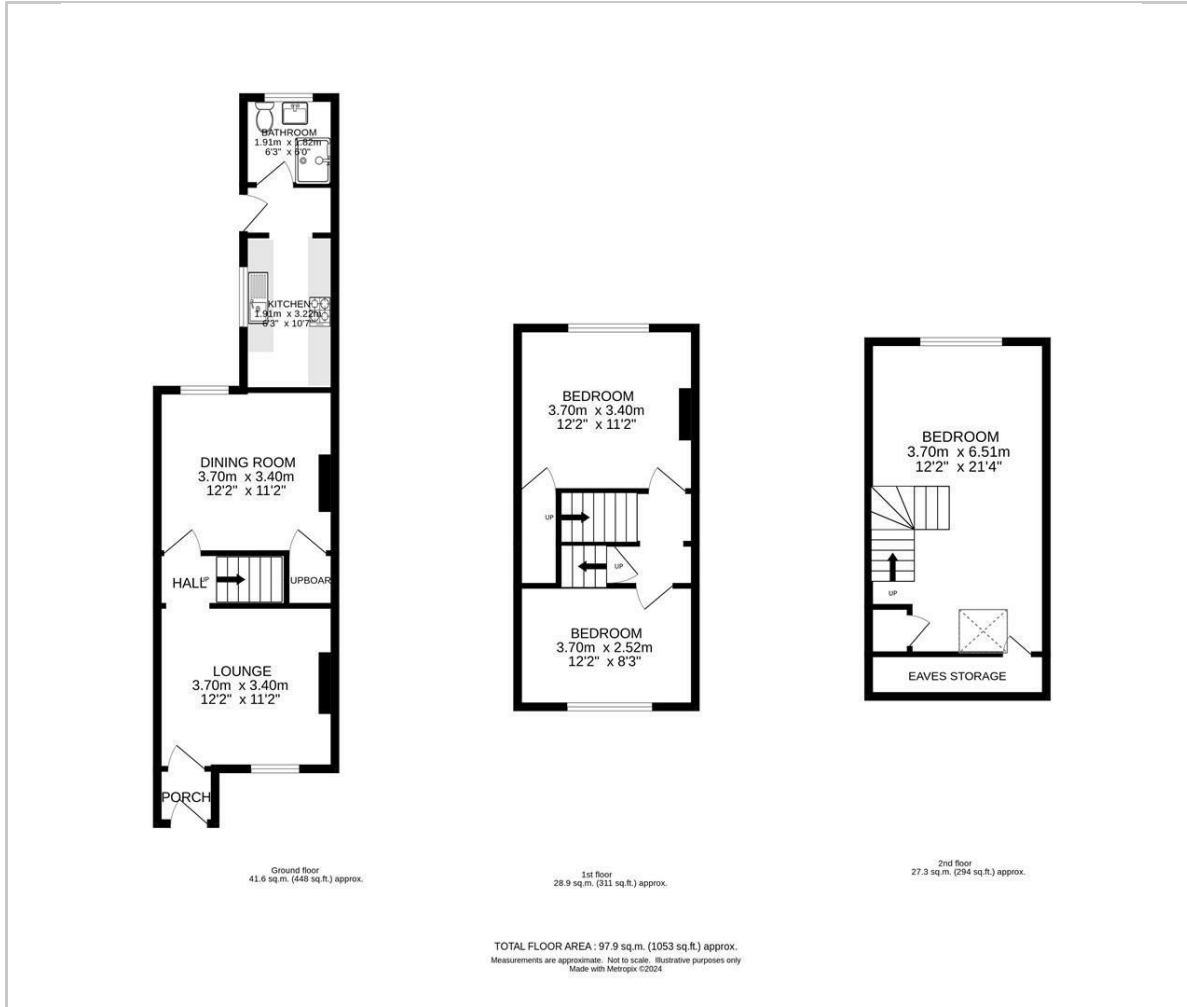








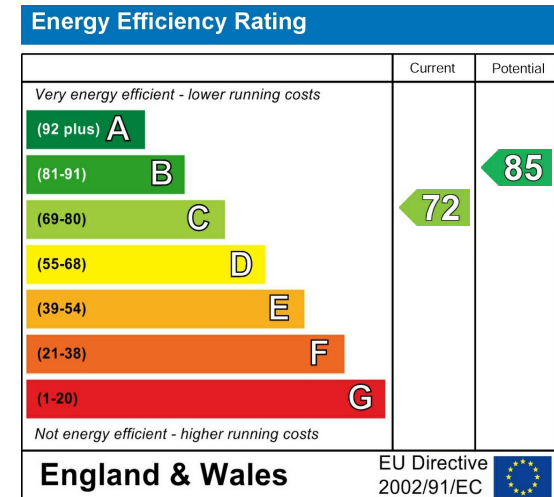
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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