



119 Boundary Road
Wallington, SM6 0TE
Guide price £895,000



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119 Boundary Road Wallington, SM6 0TE

Watson Homes are delighted to offer this 3-4 bedroom detached family home, situated in a highly sought after tree lined road in South Wallington. The property offers a wealth of accommodation including a spacious lounge, a downstairs WC, a sun room, a pretty rear garden, a garage and ample off street parking.

Accommodation

EPC, FLOOR PLAN AND INTERNAL PHOTOS COMING SOON....

UPVC double glazed leded light door to..
Entrance porch

Quarry tiled step, obscure glazed wooden front door to..

Spacious entrance hall

Double panel radiator, coved ceiling, large under stairs storage cupboard, wall mounted thermostat.

Lounge

UPVC double glazed windows to side and rear aspects, two double panel radiators, parquet flooring, coved ceiling, UPVC double glazed sliding door to sunroom.

Dining room

Double glazed window to side aspect, single panel radiator, coved ceiling, parquet flooring.

Reception room three

Double glazed leded light window to front aspect, single panel radiator, parquet flooring, coved ceiling.

Reception room four/bedroom four

Double glazed leded light window to front aspect, single panel radiator, coved ceiling, wood block flooring.

Kitchen

Range fitted wooden wall units with matching cupboards and drawers below, granite worktops with inlaid stainless steel sink and chrome mixer





tap, space for cooker with extractor fan above, space and plumbing for dishwasher and washing machine, space for fridge and freezer, splashback, double glazed window to rear aspect and door to side, cupboard housing "Worcester" boiler, single panel radiator.

Downstairs WC

Consisting of low-level pushbutton flush WC, pedestal wash hand basin with chrome taps, obscure double glazed window to side aspect, tiled flooring, part tiled walls



Sun room

UPVC double glazed windows to side and rear aspects and double doors at side, tiled flooring.

Stairs to 1st floor landing

Bedroom one

Double glazed leaded light window to front aspect, eaves storage, access to walk-in wardrobe and further storage cupboard, double panel radiator.

Bedroom two

Double glazed window to rear aspect, double panel radiator, built-in wardrobe, eaves storage.

Bedroom three

Double glazed window to side aspect, single panelled radiator.

Bathroom

Consisting of tiled walk-in cubicle with thermostatic shower and hand attachment, pedestal wash hand basin with chrome taps, low-level push and flush WC, heated chrome towel rail, tiled flooring, part tiled walls, obscure double glazed windows to side aspect.

Rear garden

Courtyard style patio area leading to lawn section with mature shrubs bordering, side access, fence enclosed.

Garage at side

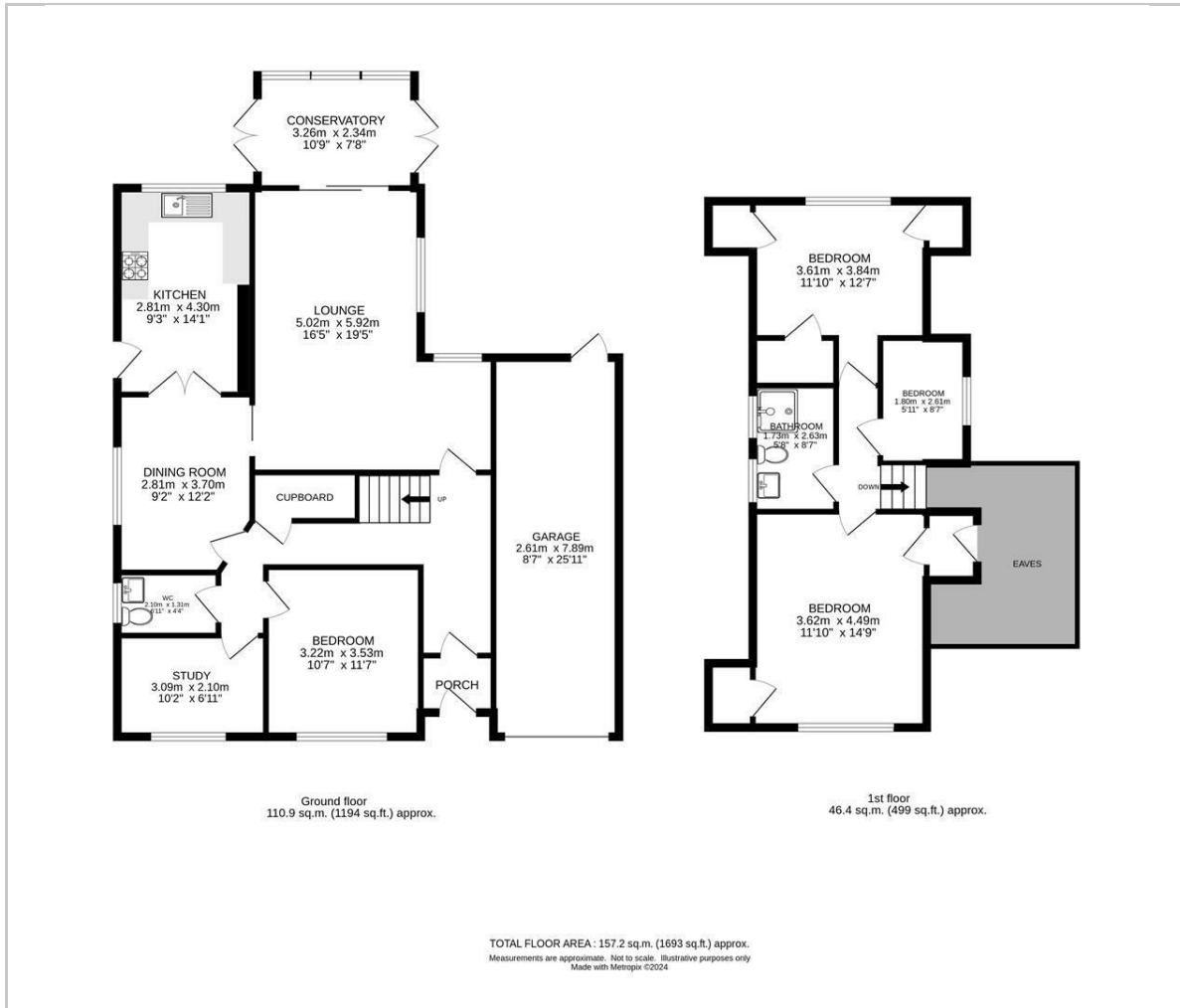
Up/over door at front.

Front

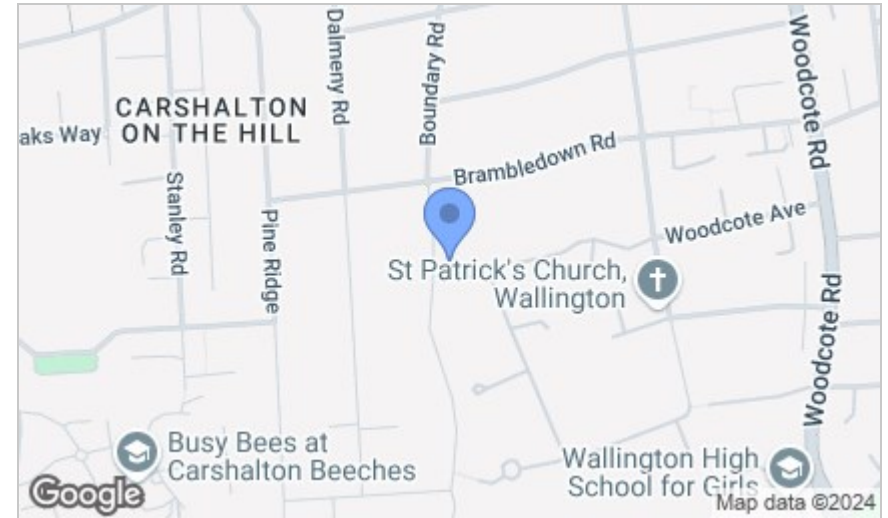
Paved driveway providing off street parking with lawn section at side with rose and lavender borders.



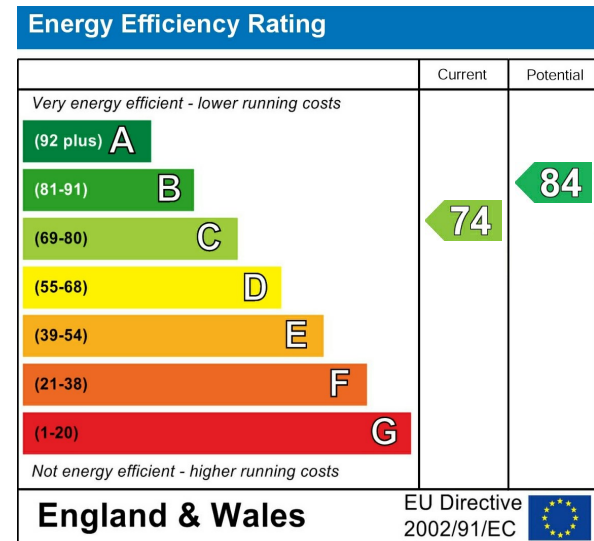
Floor Plan



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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