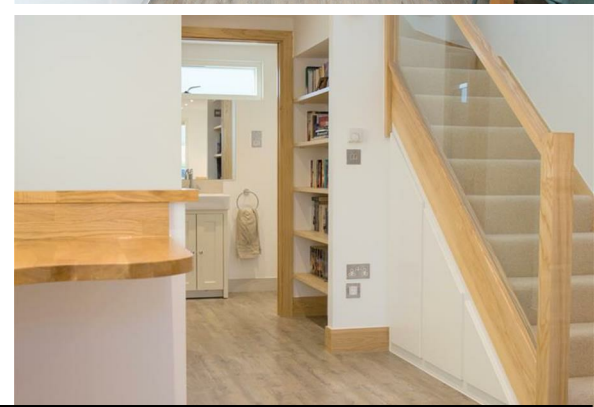




63b Wandle Road, Wallington, Surrey, SM6 7EQ



Offers over £400,000

WH WATSON HOMES
Estate Agents

63b Wandle Road

Wallington, SM6 7EQ

MODERN OPEN PLAN LIVING WITH NO ONWARD CHAIN A rare chance to acquire this unique detached new build ECO house, offering flexible accommodation, nestled away in a private development of just 2 new dwellings. Originally built as a one bedroom house with two living spaces, this versatile property can easily be used with two separate bedroom areas if desired. Running costs are extremely low with a highly insulated structure with efficient, intelligently engineered systems for heating, hot water and power. Internal viewings are strongly recommended in order to appreciate the design and space offered to this one of a kind property.

Wandle Road offers excellent access to local shops and amenities. There are great transport links with Zone 4 Hackbridge mainline train station only a short walk away with it's fast links into Central London. For those looking for local green space to enjoy, Beddington Park and the Wandle Trail are close by.

Accommodation
Sheltered entrance with spacious decking area.

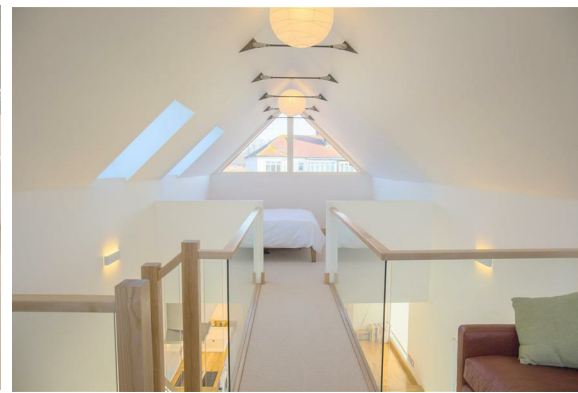
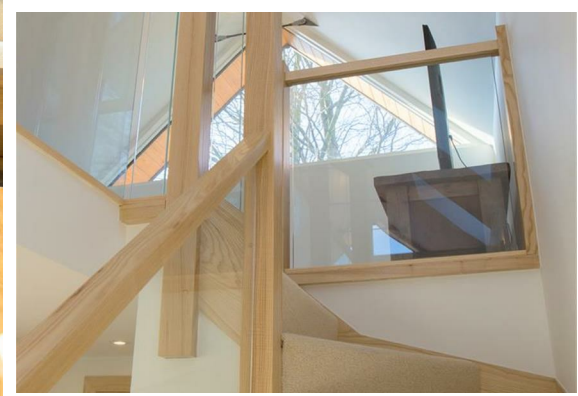
Front door to:

Open plan kitchen/dining/living space
Karndean flooring with under floor heating throughout the ground floor, composite aluminium/timber triple glazed windows to side aspect. Solid ash skirtings and architraves.

Kitchen area:
Fitted wall and base units with matching doors and drawers, solid oak worktops with inset ceramic sink and chrome mixer tap, inset AEG induction hob, oven/grill below and extractor fan. Space and plumbing for washing machine, integrated fridge freezer, breakfast bar, LED spotlights.

Dining area:
Galleried double height space with glazed walkway above. Wall mounted up-lights and LED spotlights

Storage area
Ash veneered fitted shelving, hanging wardrobe space and bookshelves.





Bathroom:
Solid ash veneered pocket door. 1200x900 glazed / tiled shower cubicle with thermostatic shower, wash hand basin with chrome mixer tap, dual flush WC, stainless steel towel rail, extractor fan, shaver point, LED spotlights, composite obscure triple glazed window to rear aspect.

Solid ash glazed staircase leading to 1st floor landing and glazed walkway overlooking dining area.

Guest room / study area:
Composite triple glazed picture window to rear aspect, fitted carpet.

Note: House is hard wired with Cat6 data cabling throughout.

Bedroom area:
Composite triple glazed picture window to front aspect, fitted carpet, triple glazed Velux windows to side aspect.

Outside, rear/side garden decorative granite chippings with wild flower seeded lawn and hedge rows, fence enclosed.



Front:
Gated access to gravelled driveway providing off street parking for two cars. Shed/bike storage flowerbeds with brick wall and fence border.

Heating, hot water & power ('Green' Technologies)

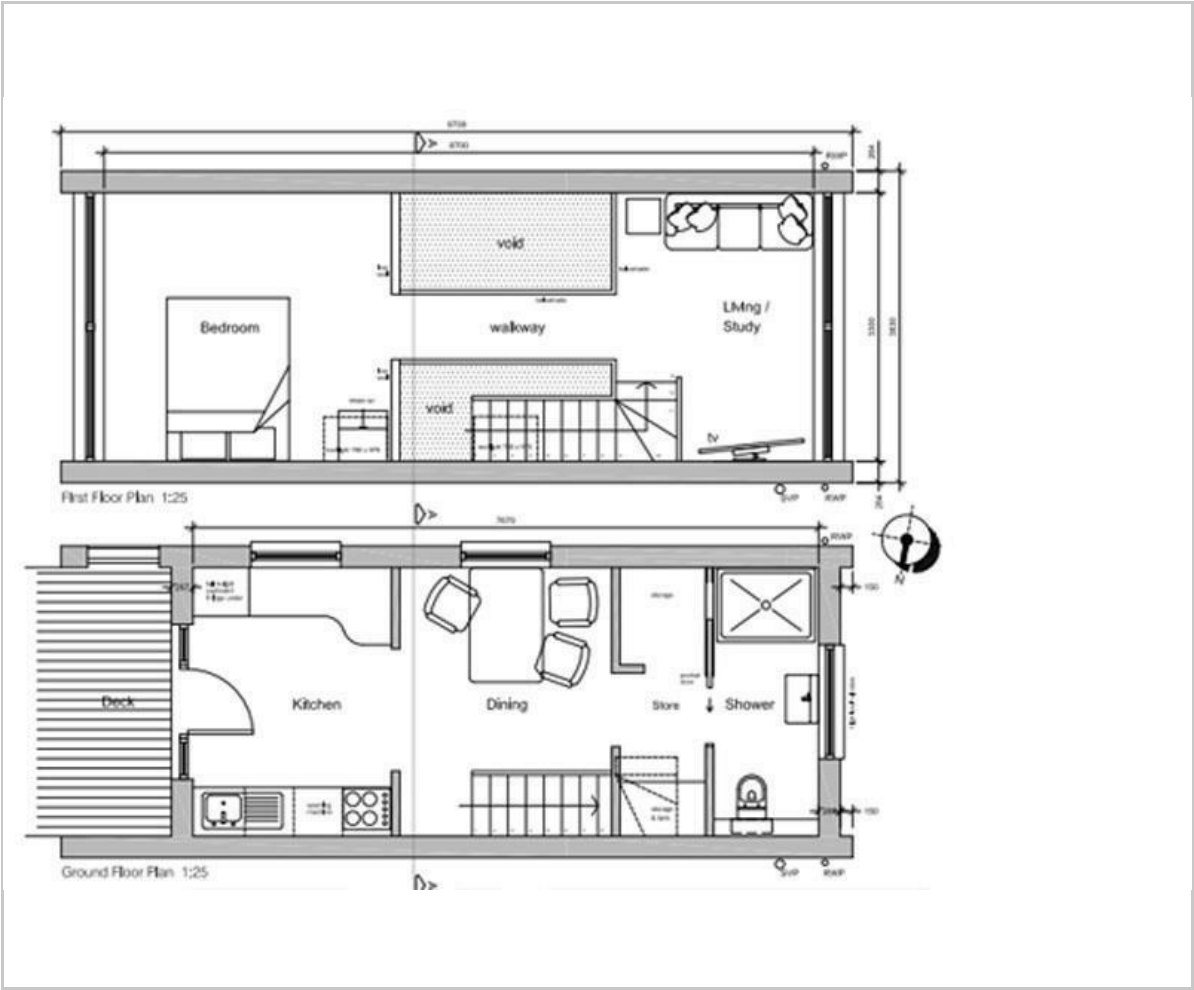
No gas supply required. Space heating and hot water are provided using a 200 litre hot water storage tank and air source heat pump located under the staircase. The 2.52 kW capacity / 8 photovoltaic panels located on the South facing roof further reduce energy bills. Very low running costs are supported by the EPC A rating



BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan

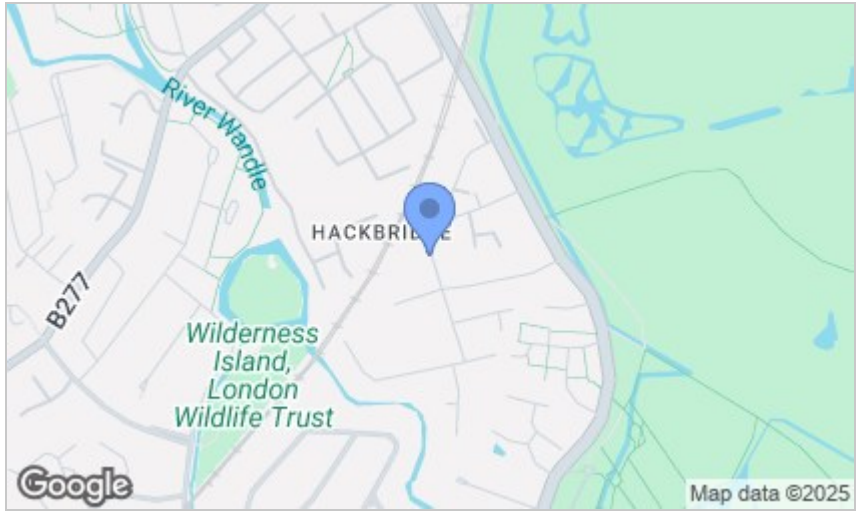


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

