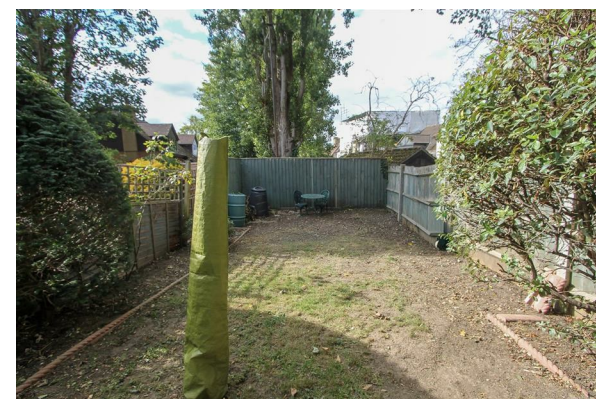




107 Sandy Lane North, Wallington, SM6 8LA



Offers over £550,000

WH WATSON HOMES
Estate Agents

107 Sandy Lane North

Wallington, SM6 8LA

**** GUIDE PRICE £550,000 - £565,000**** Fancy a view of the park? This extended three bedroom property is in a wonderful location opposite Mellows Park. It has excellent schools nearby and is in easy walking distance of Bandon Hill Primary School and Wallington and Wilson Grammar Schools. There are local shops and restaurants and bus links serving Sutton, Morden and Croydon just at the end of the road. Wallington train station and Wallington town centre are both within a mile of the property.

The house itself would benefit from some updating of the kitchen, garden and bathroom so would be ideal for someone looking to put their own individual stamp on a house. It offers spacious accommodation featuring a open plan living dining room, a separate study room and three double bedrooms, as well as the benefit of a downstairs WC. Outside there is a large driveway providing off street parking for two/three cars. There is also the potential to further extend the living space by converting the integral garage into a larger kitchen or living space, or a double storey to the rear extension, subject to relevant planning permission being granted.

A viewing is recommended to appreciate the size, space and fantastic location of this lovely home.

Accommodation

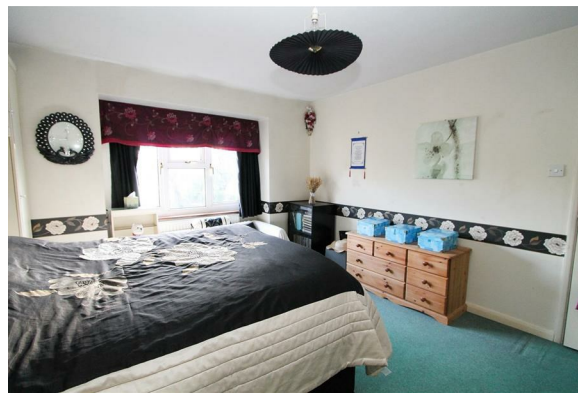
Sheltered entrance with built in cupboards housing meters, front door into

Entrance Hall
Radiator, wood flooring.

Kitchen
Range of fitted kitchen units and drawers with tiled work surface and splashback, stainless steel sink with chrome mixer tap, integrated oven and gas hob with extractor hood above, space for washing machine, slimline dishwasher and fridge and freezer, double glazed window to front aspect.

Downstairs WC
Wash handbasin, enclosed WC, radiator, wood, flooring, extractor fan.

Living Room
Feature fireplace, radiator, oak flooring,





under stairs storage cupboard.

Dining Room

Radiator, oak flooring, double glazed French doors leading out to garden

Study

Radiator, wood flooring, double glazed window to rear aspect.

Stairs to 1st floor hallway, loft access. (Part boarded for storage with light), airing cupboard with water tank.



Bedroom One

Range of fitted wardrobes, fitted carpet, radiator, double glazed window to front aspect.

Bedroom Two

Radiator, fitted carpet, double glazed window to rear aspect.

Bedroom Three

Built in wardrobe, radiator, fitted carpet, double glazed window to rear aspect.



Bathroom

Three piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower with rain shower head and hand shower attachment, pedestal wash hand basin with chrome taps, WC, radiator, tiled walls, vinyl flooring, double glazed obscure window to front aspect.

Outside

To the front

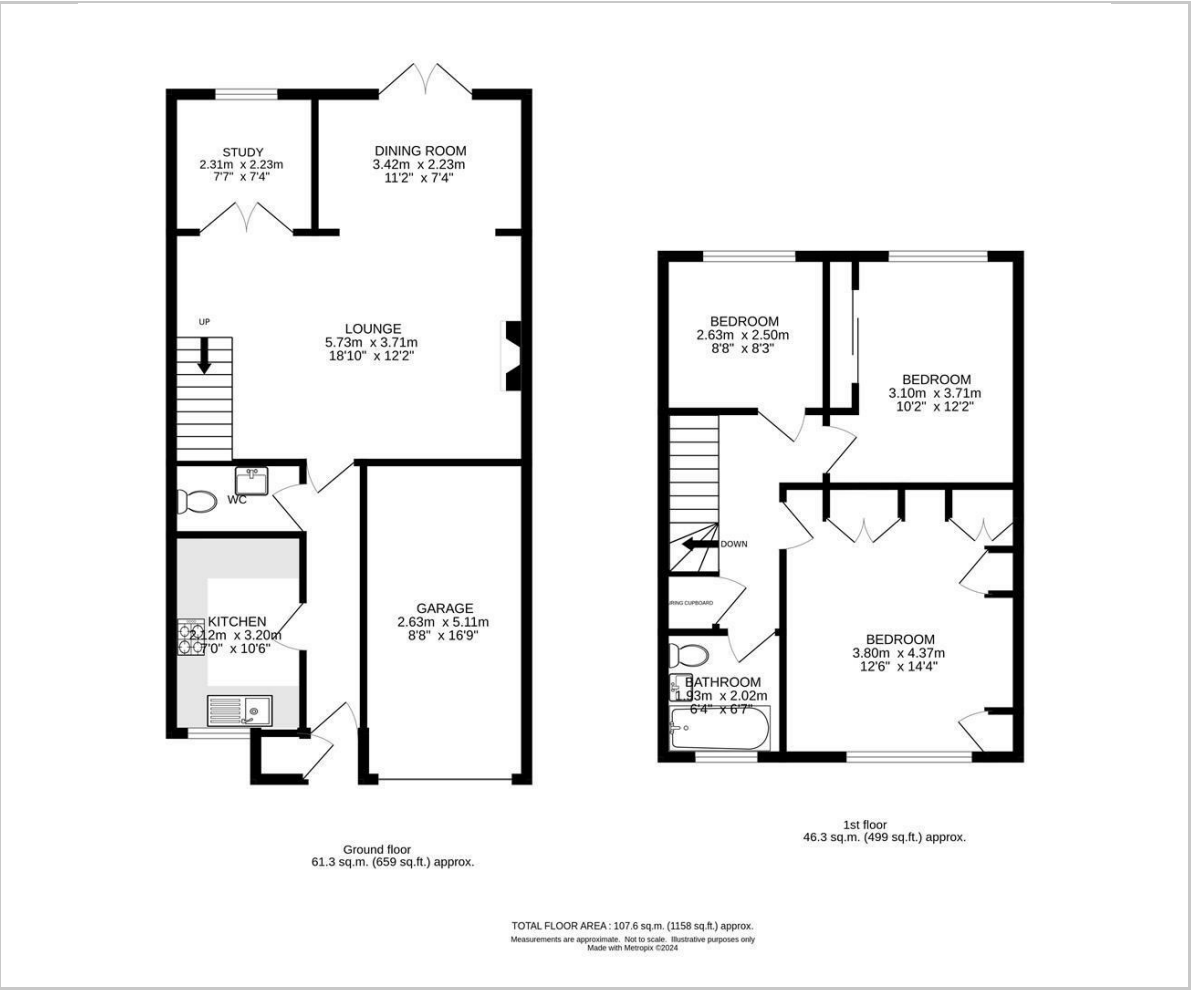
Front garden and driveway providing off street parking for two cars, garage with up and over door.

Rear Garden

With lawn and patio areas, side access.



Floor Plan

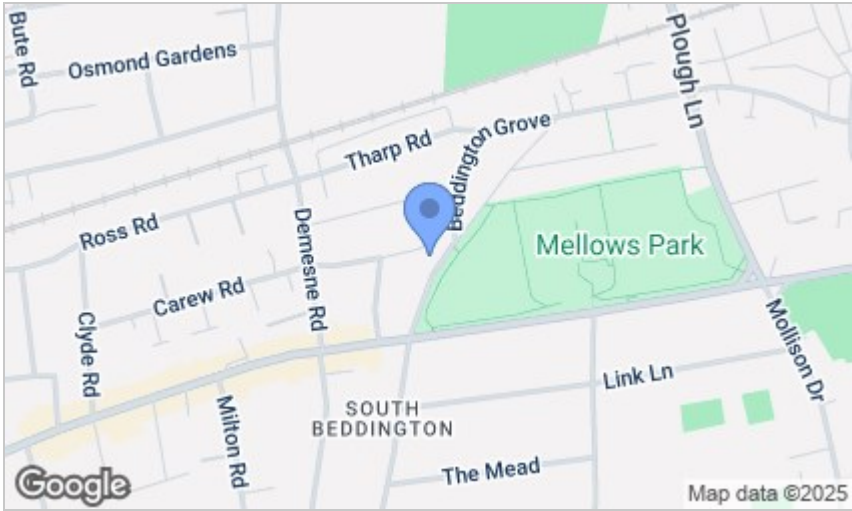


Viewing

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.

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Area Map



Energy Efficiency Graph

