

# Butler's

thoughtful estate agency



Park Hill Road  
Wallington, SM6 0SB

Offers in the region of £925,000



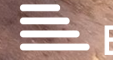
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## Park Hill Road

Wallington, SM6 0SB

A real rarity to the market, this handsome semi-detached period home will truly impress, with over 2600 sq ft of internal accommodation. Nestled in an immensely desirable location, Park Hill Road will tick all of your boxes. What makes this house so special is the abundance of period features and charm that still run throughout, as the current owners have gone to great lengths to keep the character of the house, although the lucky new owners have a blank canvas in which to put their own stamp on the property. Situated on what is arguably the most coveted spot on this leafy road, you'll be close to fantastic local schooling and transport links, so have the luxury of a quick school run, whilst getting into work on time. Great amenities are also close by, being in such a central town center position yet being in a quiet setting. So with the location ticking all your boxes - how does the rest of the house stack up? Well you'll be pleased to learn that this gorgeous home has been lovingly lived in by the sellers for nearly 40 years and has the benefit of an amazing kitchen/diner with a separate utility and cloakroom running adjacent. The ground floor reception spaces are also stunning, from the large living room with high ceilings and feature box bay window, through to the family room, with its views and access onto the garden. There is even a cellar on the lower ground floor in which you can use as a workspace or additional storage. Upstairs, six generous sized bedrooms are wonderful places to catch up on a great nights sleep, with an expansive master and second bedroom. Every bedroom has something to offer, and will be well suited to a growing modern family, adjusting to the new way of working. Outside, this spacious house has a driveway to the front providing ample off-street parking leading to the garage and a fabulous large garden to the rear, grabbing that all-day sun, being great for get togethers with friends on the patio, whilst the kids play on the lawn.

### GROUND FLOOR

Porch

Hallway

Living Room

16'5" x 16'4" into bay (5.00m x 4.98m into bay)





Family Room  
17'3 x 12'4 (5.26m x 3.76m)

Kitchen/Dining Room  
21'8 x 16'6 maximum (6.60m x 5.03m maximum)

Cloakroom  
5'4 x 3'3 (1.63m x 0.99m)

Utility Room

LOWER GROUND FLOOR



Cellar  
16'5 x 8'11 (5.00m x 2.72m)

FIRST FLOOR

Landing

Bedroom  
16'5 x 14'3 into bay (5.00m x 4.34m into bay)

Bedroom  
14'2 x 7'10 (4.32m x 2.39m)

Family Bathroom  
11'11 x 9'5 (3.63m x 2.87m)

Shower Room  
6'8 x 6' (2.03m x 1.83m)

Separate W/C

SECOND FLOOR

Landing

Bedroom  
42'7" x 29'6" x 39'4" x 26'2" maximum (13'9 x 12'8 maximum)

Bedroom  
14' x 10'7 maximum (4.27m x 3.23m maximum)

Bedroom  
10'2 x 9'11 (3.10m x 3.02m)

OUTSIDE

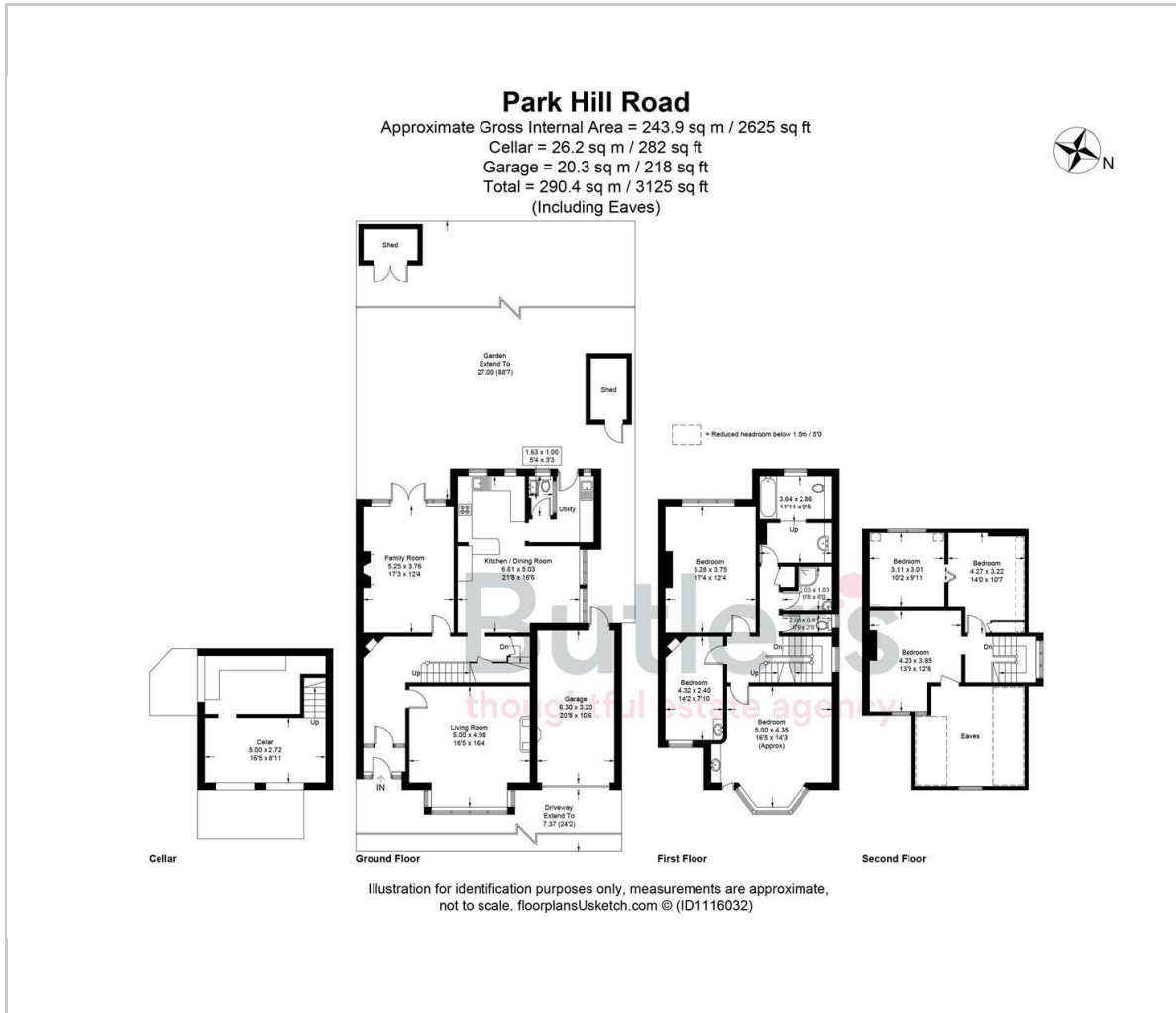
Driveway

Garage

Rear Garden



## Floor Plan



## Viewing

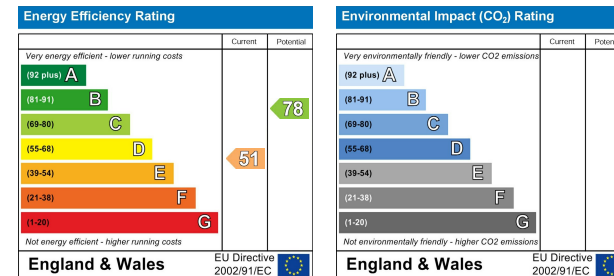
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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