



38 Hawthorn Road, Wallington, SM6 0SY

Offers over £1,650,000



WH WATSON HOMES
Estate Agents

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This stunning six bedroom detached family home offers over 8000 sq ft of accommodation, with a unique design and layout unlike anything else in the area. This is a great house for entertaining, with the basement level featuring a games room, cinema room, bar and a indoor heated swimming pool which opens up to the rear garden. The garden boasts a large plot with a patio area, sheltered terrace, a large lawn section and a rear outhouse which has been converted to a home gym and full size snooker room. The double garage has been cleverly designed to allow for vehicular access to the rear garden outhouse if desired.

Inside the property you will find four spacious reception rooms, a kitchen breakfast room, and a downstairs WC on the ground floor. Moving upstairs there are six double bedrooms across two floors, an en-suite, and a luxury family bathroom with a stylish monochrome design. The property has retained many of its lovely original period features with high ceilings, sash windows, and stained glass window, together with modern additions such as oak flooring with underfloor heating.

The property is ideally situated for those looking to be close to local grammar schools with Wallington Girls, Wallington County Grammar, Nonsuch and Wilsons School all easily accessible. Local bus links are also close by serving Sutton, Morden, Wallington and Croydon, plus Wallington mainline train station with good links into Central London. Wallington High Street is only a short walk away with a large variety of shops, cafes, and supermarkets to choose from.

Accommodation

UPVC double glazed doors to

Entrance Porch

Feature stained glass wooden front door into

Entrance Hall

Oak flooring with underfloor heating, picture rail, coved ceiling and ceiling rose, built in shelving, door to side access, wall mounted thermostat.

Front Room

UPVC double glazed sash windows to front aspect, oak flooring with underfloor heating, picture rail.

Home Office/Study Room

UPVC double glazed sash windows to front aspect, oak flooring with underfloor heating, picture rail, coved ceiling and ceiling rose.

Living Room

UPVC double glazed windows and French doors to rear aspect, picture rail, coved ceiling, oak flooring with underfloor heating, wall lights. feature cast iron fireplace, doors to:

Play Room

UPVC double glazed windows to side/rear and front aspect and patio doors to garden, double panelled radiator, tiled flooring.

Kitchen/Breakfast Room

Range of fitted kitchen units, drawers and kitchen island, solid oak worksurface with inset sink and mixer tap, integrated gas hob with extractor fan above, integrated oven, grill, and dishwasher, space for American style fridge freezer, radiator, UPVC double glazed windows to rear and side aspect and door to garden, coved ceiling, laminate flooring.

Cloakroom

With space for coats and shoe storage, oak flooring, radiator, stairs down to garage.

Downstairs WC

Consisting of low level push button flush WC, pedestal wash hand basin with Victorian style taps, single panelled radiator, UPVC double glazed window to side aspect.

Double Garage

With electric doors, two wall mounted electric heaters, built in storage wall units, bifold doors to rear aspect providing vehicular access to the garden if required.

Stairs from Entrance Hall down to basement level

Cinema Room

Fitted carpet with underfloor heating, light well.

Games Room

Solid oak flooring with underfloor heating, light well, door to storage room, door to electrical cupboard. second area with laminate flooring with underfloor heating, air conditioning unit, double glazed doors to pool area, window to side aspect, wall lights.

Pool Room

Heated swimming pool with tiled flooring, shower area, two cloakrooms with WC and wash hand basin with chrome taps, UPVC double glazed windows to side and rear aspect, bifold doors opening out to garden.

Stairs to 1st floor hallway

UPVC double glazed sash windows to side, dado rail, understairs storage, fitted carpet, radiator.

Bedroom One

UPVC double glazed sash windows to front aspect, fitted wardrobes, radiator, picture rail, coved ceiling, fitted carpet

En-Suite Bathroom

Comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with mixer tap, WC, UPVC double glazed sash window to front, picture rail, coved ceiling.

Bedroom Two

UPVC double glazed sash window to front aspect, fitted wardrobes, single panelled radiator, picture rail, coved ceiling, fitted carpet.

Bedroom Three

UPVC double glazed windows to side aspect, radiator, fitted carpet.

Bedroom Four

UPVC double glazed windows to side and rear aspect, radiator, picture rail, fitted carpet.

Family Bathroom

Luxury bathroom suite comprising of walk in shower with rain shower head and hand shower attachment, freestanding bath with chrome tap and hand shower attachment, enclosed WC, vanity wash hand basin with chrome mixer tap and storage drawers below, heated chrome towel rail, Metro tiled walls, decorative tiled flooring, UPVC obscure double glazed window to rear aspect.

Utility Room

With space for washing machine and tumble dryer, radiator, laminate flooring, obscure double glazed window to rear aspect.

Stairs to second floor

Eaves storage

Bedroom Five

Double glazed window to side and Velux window to front aspect, built in- wardrobe

Bedroom Six

Velux windows to side and front aspect, eaves storage, built in wardrobe

Outside

To the front

Gravelled driveway with off street parking for several cars, double garage access with electric doors.

Rear Garden

Large paved terrace with sheltered seating section and side access, large lawn area, paved patio area adjacent to swimming pool, hard standing section leading down to outhouse providing vehicular access if required, stairs to roof of outhouse with putting green area.

Outhouse

Home Gym

UPVC double glazed French doors, wall lights, wall mounted electric heaters, laminate flooring, UPVC double glazed windows to front, side and rear, door to rear of garden.

Games Room

Wall mounted electric heater, laminate flooring, wall lights, double glazed window to front aspect.

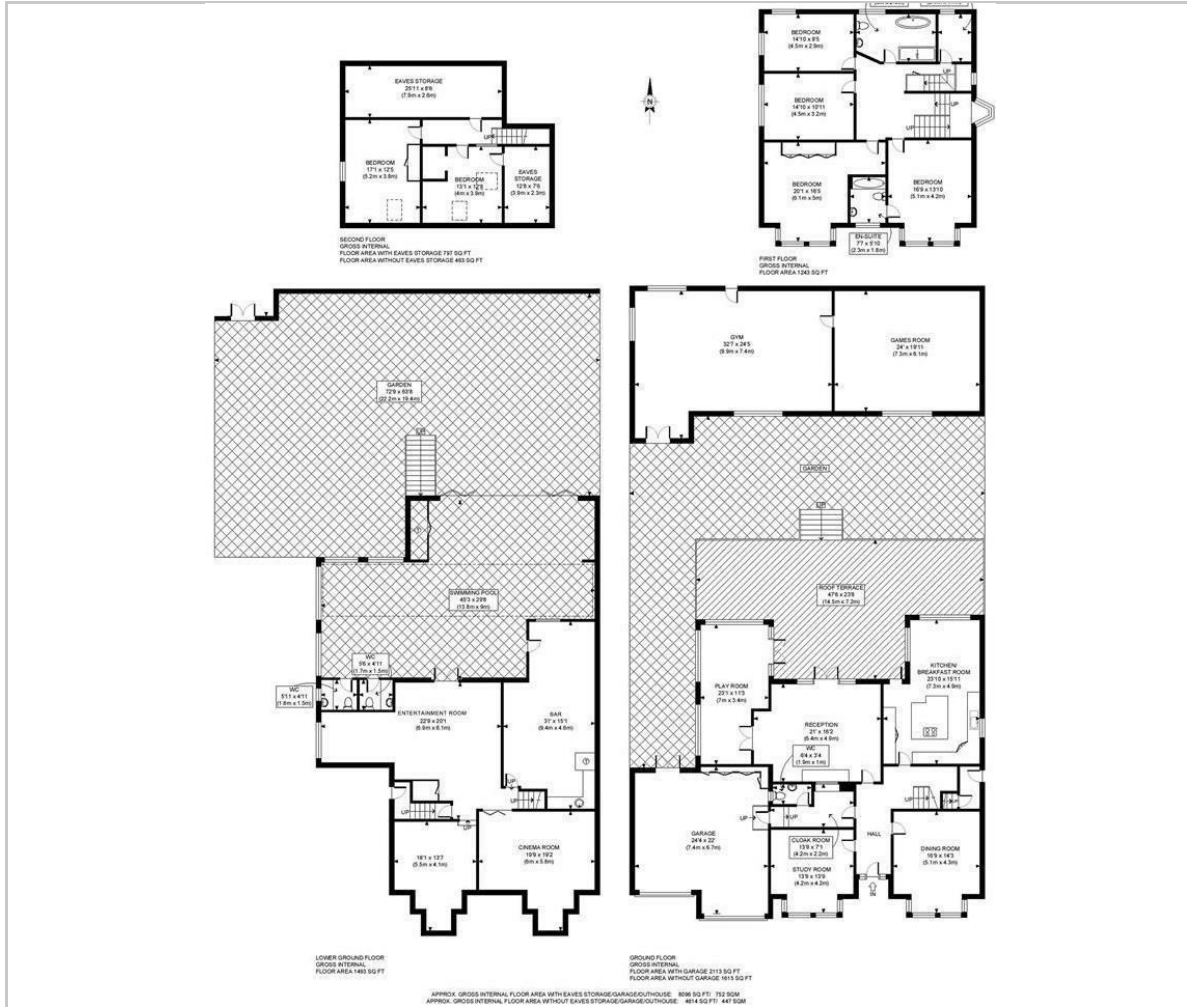




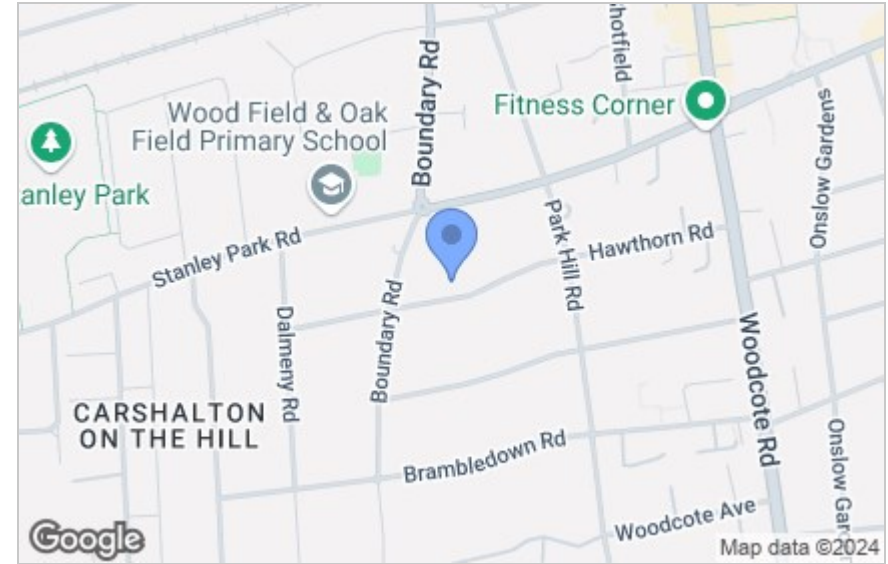




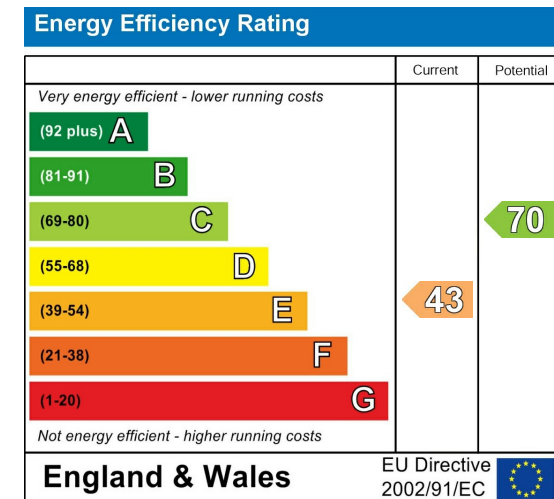
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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