



Boundary Road, Wallington, SM6 0TE

A handsomely presented 4/5 bedroom detached chalet style house with front and rear gardens and off-street parking nestled in a desirable tree lined setting.

£775,000
GUIDE PRICE

Description

Set on a generous plot in one of Wallington's most convenient locations, Boundary Road offers an opportunity to purchase a detached home with flexible living space, a wealth of nearby Schools and green spaces and within a commutable location.

With over 1700 square feet of living space, generous front and rear gardens and scope for further enhancement (subject to planning), this property makes for an ideal blank canvas that can be remodelled to the taste of a new purchaser. The property benefits solar panelling enhancing its energy efficiency and gas central heating.



Key Features

- **Four Bedrooms** – Well-proportioned accommodation.
- **Garage & Driveway** – Off-street parking for multiple vehicles.
- **East Facing Garden** – Sunny aspect.
- **Opportunity to remodel** – Excellent opportunity to add your own personal touch.
- **Sought-After Location** – surrounded by green spaces on a tree lined road yet within 0.7 miles to Wallington Town Centre.

The home opens into a welcoming hallway that flows into a spacious lounge, filled with natural light from dual-aspect windows and further extended by a bright conservatory overlooking the garden.

A separate dining room provides the perfect setting for meals or entertaining, with French doors opening into the fitted kitchen, which is well arranged with ample storage, generous worktops and space for appliances.



Transport Links:

Commuters benefit from excellent transport connections. Wallington Station offers regular Southern and Thameslink services into London Victoria, London Bridge and beyond. Multiple bus routes can be found on the nearby Woodcote Road, linking the property to neighbouring Croydon, Sutton and Carshalton.

Schools

Families are exceptionally well served by local education options. Wood Field and Oak Primary lies less than a mile from the property, while Stanley Park Junior School is equally close by. the highly regarded Wallington High School for Girls is within walking distance and Wilsons School is also nearby.

The fourth bedroom is on the ground floor to the front of the property. Here, you will also find a versatile additional room, currently used as a study but equally suited as a single fifth bedroom or playroom, alongside a ground floor WC.



Upstairs, the home offers three further bedrooms: two generous doubles with built-in storage and a third single bedroom. A shower room completes the first floor.

Property Summary

- **Internal Area:** Total Area 163.1 Sq.m. (1755 ft)
- **EPC Rating:** C



Floor Plan & EPC

Total floor area 163.1 sq.m. (1,755 sq.ft.) approx



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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