



12 Waterer Rise, Wallington, SM6 9DN



Guide price £800,000

**Cromwells**  
ESTATE AGENTS



# 12 Waterer Rise, Wallington, SM6 9DN

Cromwells Wallington are delighted to offer this STUNNING four double bedroom extended family home. The property offers a wealth of accommodation spanning over 2000 sq ft, including an 18ft main bedroom, three bathrooms, a downstairs WC, a conservatory, a study, a pretty rear garden, a log cabin, and ample off street parking.

The property is ideally situated for those looking to be close to local highly regarded primary and secondary schools with John Fisher, Wallington High School for Girls and Wilsons Grammar School all within easy walking distance. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing today.

## Accommodation

UPVC double glazed door to..

## Entrance porch

Oak flooring, ornate wooden front door to..

## Spacious entrance hall

Stripped floorboards, coved ceiling, feature stained glass window to side aspect, under stairs storage cupboard.

## Dining room

UPVC double glazed bay window to front aspect, stripped floorboards, double panel radiator, coved ceiling, feature leaded light windows and double doors to hallway, archway to..

## Lounge

Feature cast iron fireplace with solid surround, coved ceiling, double panel radiator, wall lights, UPVC double glazed doors leading to..

## Conservatory

UPVC double glazed windows to side and rear aspects and double doors leading to garden, amtico flooring.

## Study

UPVC double glazed window to front aspect, double panel radiator.

## Downstairs WC

Consisting of low-level push button flush WC, tiled flooring, extractor fan.

## Kitchen/breakfast room

Range of fitted wooden wall units with matching cupboards and drawers below, granite effect worktops with inlaid stainless steel sink and chrome mixer tap, integrated dishwasher, space for large range cooker with extractor fan above, space for American style fridge/freezer, integrated washing machine, double panel radiator, tiled flooring, feature skylight, UPVC double glazed window to rear aspect and door leading to garden, wall mounted boiler.

## Stairs to 1st floor landing

Feature stained glass window to side aspect, single panel radiator.

## Main bedroom

UPVC double glazed bay window to front aspect, double panel radiator, coved ceiling, fitted wardrobes.

## En suite shower room

Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level flush WC, tiled flooring, single panel radiator, UPVC double glazed window to side aspect and feature porthole window at front.

## Bedroom two

UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

## Bathroom

Spacious suite comprising clawfoot roll top bathtub with chrome mixer tap and shower attachment, pedestal wash and basin with chrome mixer tap, low-level push button flush WC, single panel radiator, storage cupboard housing hot water tank, obscure UPVC double glazed window to rear aspect, tiled flooring.

## Stairs to 2nd floor

UPVC double glazed windows to side aspect.

## Bedroom three

UPVC double glazed window to rear aspect, wood laminate flooring, double panel radiator.

## Bedroom four

Three Velux windows to front aspect, eaves storage, double panel radiator.

## Shower room

Consisting of tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, heated chrome towel rail, tiled flooring, extractor fan, obscure UPVC double glazed window to rear aspect.

## Rear garden

Approximately 125ft (South facing)

Large paved patio area with footpath to rear, mainly laid to lawn, decking area at side, large wooden summer house with power and lighting, two storage sheds, outside tap, Koi pond, fence enclosed.

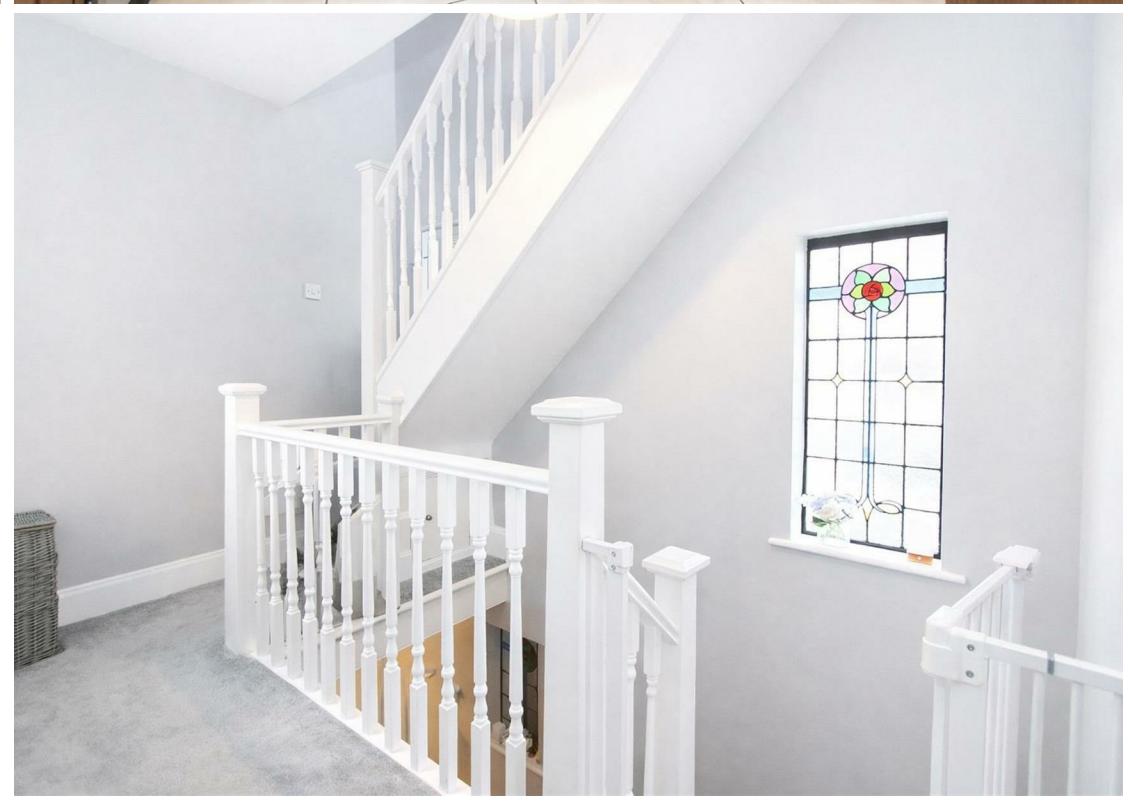
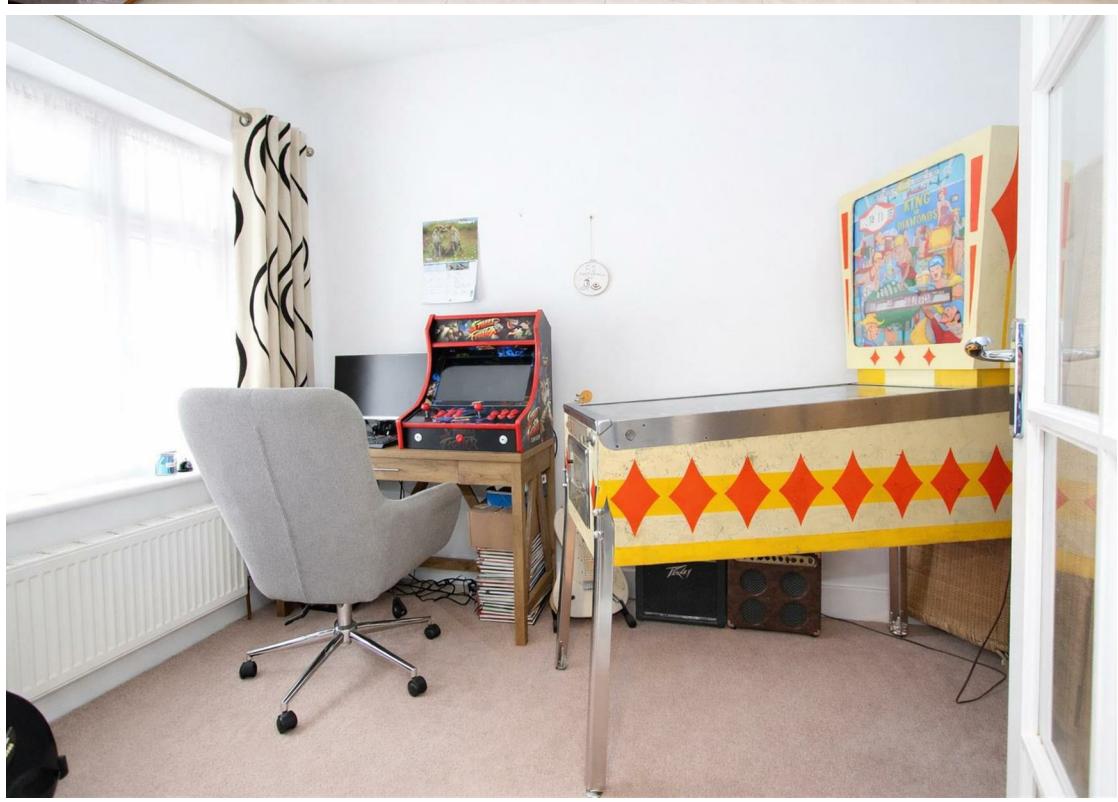
## Front

Block paved driveway providing ample off street parking.

## 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

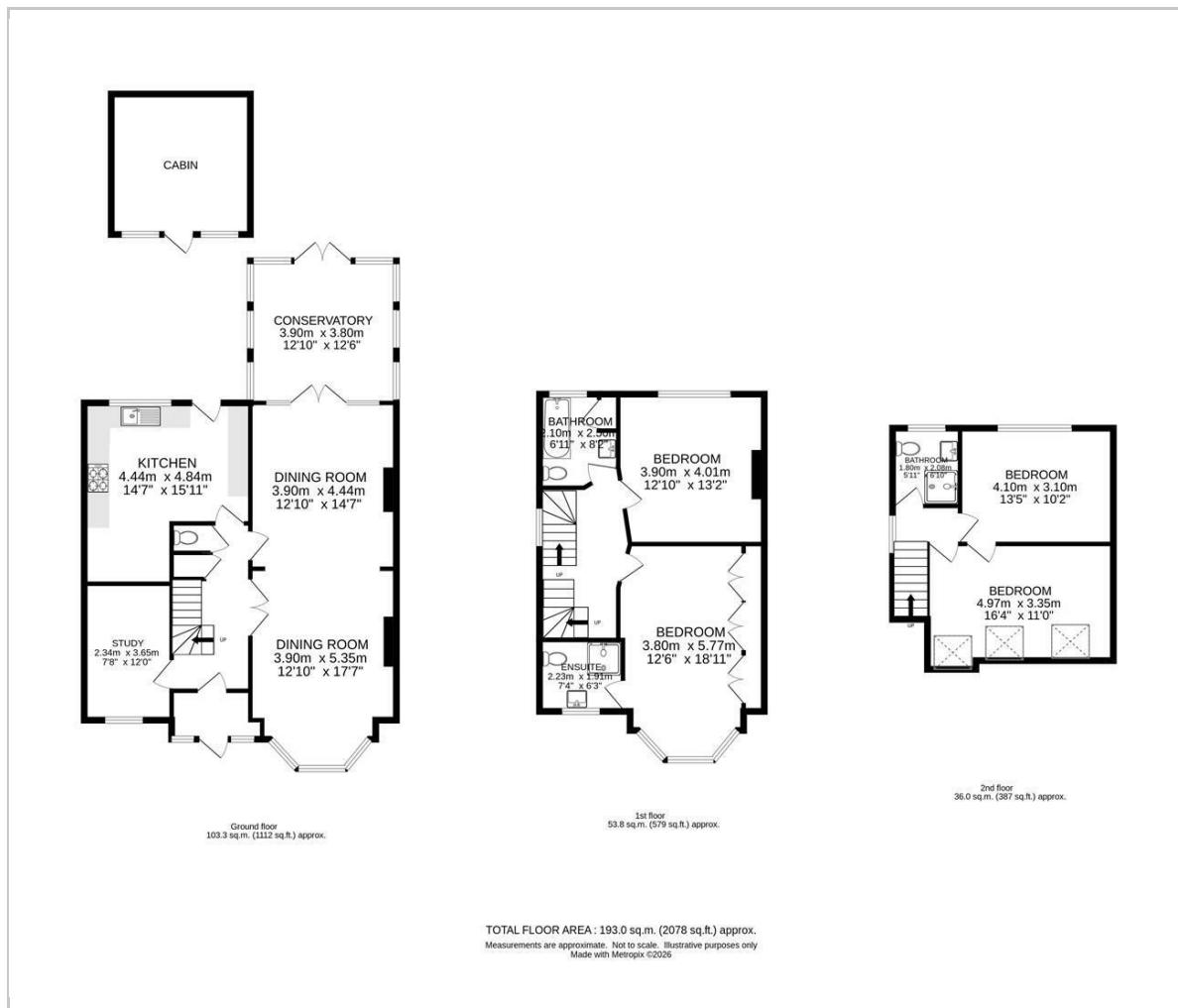








## Floor Plan

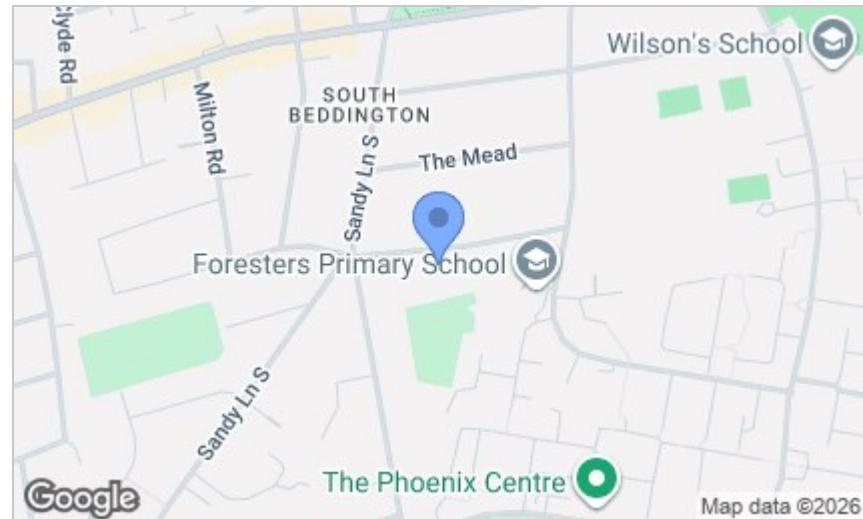


## Viewing

Please contact our Cromwells Office on 0208 647 4422  
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

