



4 Farm Close, Wallington, SM6 9PF



Offers in excess of
£950,000

WH WATSON HOMES
Estate Agents

4 Farm Close

Wallington, SM6 9PF

Nestled in the desirable and highly sought after Farm Close of South Wallington, this charming semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, this home is ideal for families seeking both space and functionality. The property boasts three inviting reception rooms, providing ample areas for relaxation and entertainment.

The house has been thoughtfully extended, enhancing its living space and making it a delightful place to call home. A utility room adds to the practicality, while the ensuite shower room offers a touch of luxury and privacy.

One of the standout features of this property is its stunning garden, a perfect retreat for outdoor enthusiasts and those who enjoy gardening. The garden provides a serene environment for family gatherings or quiet evenings spent in nature. Additionally, the property includes a detached garage and ample off-street parking, accommodating up to three vehicles, which is a rare find in this sought-after area.

Situated in a private close, this home is conveniently located near highly regarded schools, making it an excellent choice for families. With its combination of spacious living, beautiful outdoor space, and prime location, this property is a wonderful opportunity for anyone looking to settle in South Wallington.



Accommodation

Sheltered entrance

Feature stained glass wooden front door to..

Spacious entrance hall
Feature stained glass windows to front aspect, modern radiator, herringbone parquet flooring, under stairs storage cupboards, wall mounted thermostat.

Lounge
UPVC double glazed leaded light window to front aspect and feature port hole stained glass window at side, single panel radiator, picture rail, coved ceiling, wall lights, fireplace with marble surround.

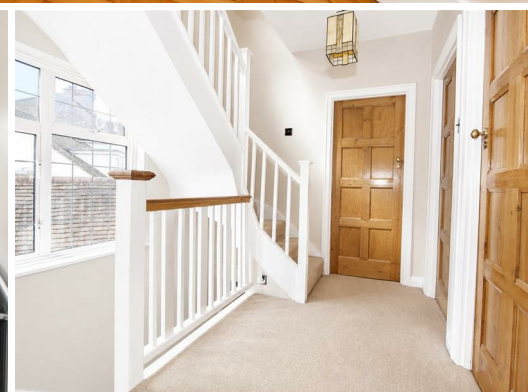
Dining room
Herringbone parquet flooring, covered radiator, fireplace with marble surround, picture rail, coved ceiling and ceiling rose, serving hatch, open plan to..

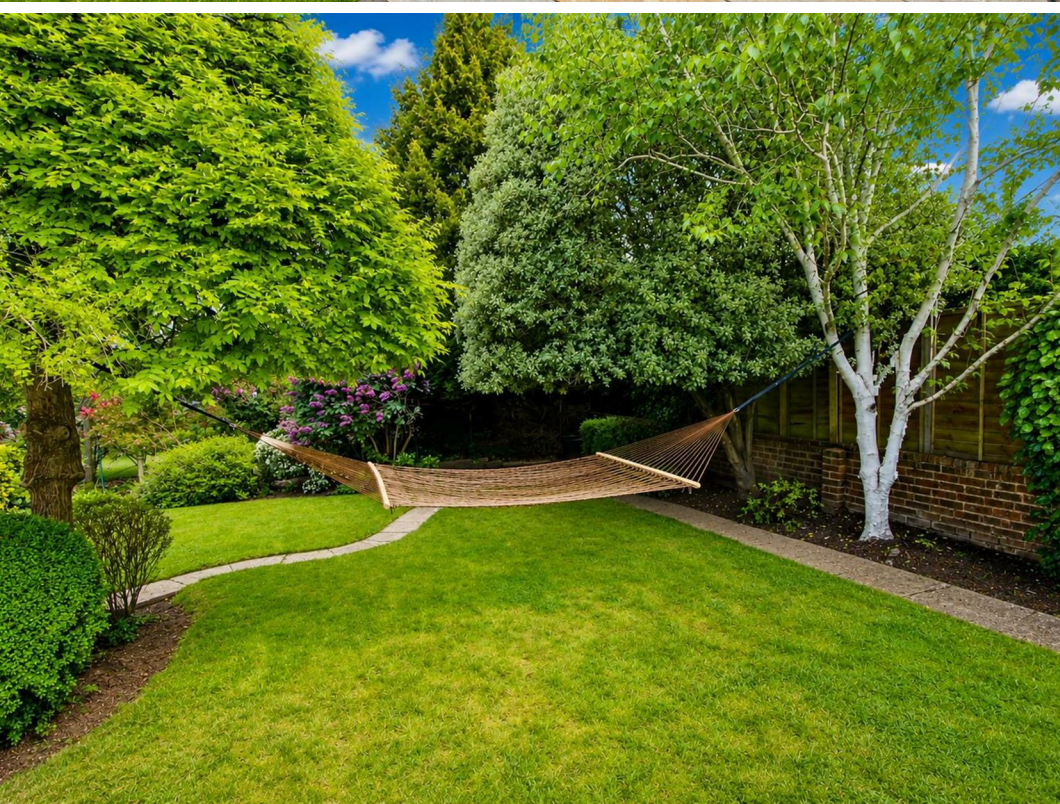
Study area
UPVC double glazed patio doors to rear aspect and window looking through to kitchen, oak flooring.

Kitchen/breakfast room
Range of fitted wall units with matching cupboards and drawers below, marble worktops with inlaid sink and chrome mixer tap, integrated dishwasher, space for gas range cooker, pull out larder cupboard, tiled splash back, travertine tiled flooring, double panel radiator, space for American style fridge/freezer, UPVC double glazed windows to rear aspect and door leading to side, extractor fan.

Utility room
Fitted storage cupboards, roll top work surface with inlaid stainless steel sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted "Worcester" boiler, slate tiled flooring, UPVC double glazed window to side aspect and door leading to garden.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap and storage cupboards below, heated towel, slate tiled flooring, shaver point, tiled walls, obscure





double glazed window to front aspect.

Stairs to first floor landing
Double glazed leaded light window to side aspect.

Bedroom two
UPVC double glazed leaded light window to front aspect with pretty views over the close, single panel radiator, built-in wardrobes and fitted wardrobes with dressing table, coved ceiling.

Bedroom three
UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobes, coved ceiling.

Bedroom four
UPVC double glazed leaded light bay window to front aspect, single panel radiator, built in wardrobe, picture rail.

Family Bathroom
Luxury modern suite comprising freestanding bathtub with brushed gold mixer tap and shower attachment, tiled cubicle with thermostatic shower (Crosswater) and hand attachment, wash hand bowl basin with mixer tap (Crosswater) storage cupboard, wall hung smart bidet WC with black sensor flush plate, heated towel rail, part tiled walls, tiled flooring with underfloor heating, extractor fan, obscure double glazed windows to side and rear aspects, heated mirror with cool and warm lighting.

Stairs to 2nd floor
Obscure double glazed window to side aspect.

Main bedroom
Velux windows to front (fire escape) and rear aspects, access to eaves storage, double panel radiator.

Ensuite shower room
Consisting a tiled cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, tiled flooring, single panel radiator, extract fan, Velux window to front aspect.

Rear garden (South Easterly Aspect)
Stunning larger than average rear garden occupying a bold corner Plot. Large porcelain paved patio area and footpath leading all around, raised flower beds and an abundance of plants and trees, feature rockeries with pond, sheltered seating areas, soft play area, fence enclosed, outside tap.

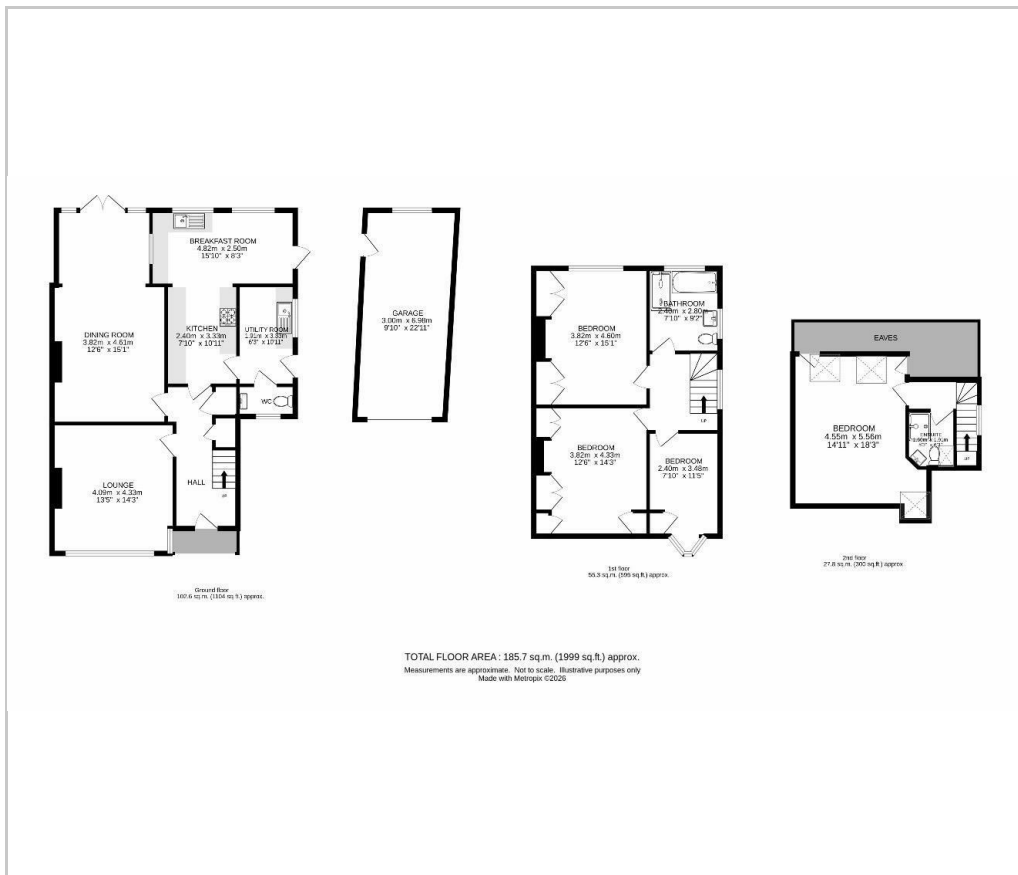
Detached garage at side
Electric/Over door at front and access to garden.

Front
Paved driveway providing ample off street parking with EV charger.

BUYER'S INFORMATION

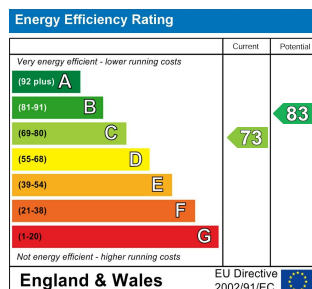
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks 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



Additional Information

- What type of heating system do you have? / When was it installed & last serviced?
Worcester Combi boiler which is approx. 13 years – provides gas, heating & hot water. Bathroom has heated flooring.
- How long have you lived at the property?
13 years
- Are you purchasing a property or will the property be chain free?
In chain – upsizing locally
- Has there been any recent or major works carried out in the time you have owned the property?
Had patio in the back garden approx. 2.5 years ago. Both bathrooms re-done (en-suite & family bathroom 2 years ago). Floors recently re-sanded & treated. Garage front repainted & re-done. New fence added approx. 2.5 years ago
- What year was the property built?
1931
- How old is the boiler?
13 years old approx
- If the property has a loft, is it insulated or boarded, and has a pull-down ladder been installed?
Loft extended & the side extension – done 1995. Paperwork to hand
- If it is a house that you are selling do you know which fences/ boundary you are responsible for?
Left hand side boundary
- Is there anything else that you think potential buyers may want to know about the property or that you would like us to point out?
South facing back garden
Both fire place (living room & dining room) – been turned off but can be switched back on



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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