



99 Boundary Road, Wallington, SM6 0TE

Guide price £1,100,000



WH WATSON HOMES
Estate Agents

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NO ONWARD CHAIN.... Located in highly sought-after area of Boundary Road, South Wallington, this impressive detached house offers a perfect blend of space, comfort, and convenience. Spanning an expansive 2,062 square feet, the property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining.

With four generously sized bedrooms and three bathrooms, this home is ideal for families or those seeking extra room for guests or a home office. The three modern bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

The heart of the home is undoubtedly the extended dining area, which flows seamlessly into the large rear garden. This outdoor space is perfect for summer gatherings, children's play, or simply enjoying a quiet moment in nature.

Accommodation

Covered entrance
Obscure double glazed composite front door to..

Entrance hall
Solid wood flooring, double panel radiator, wall mounted “nest” heating control.

Study/front room
UPVC double glazed bay window to front aspect, double panel radiator, solid wood flooring, plate rack, feature cast iron fireplace.

Lounge/diner
Solid wood flooring, four double panel radiators, coved ceiling, picture rail, UPVC double glazed windows to side aspect and two sets of patio doors leading to rear, feature sky lantern and UPVC double glazed window.

Kitchen
Range fitted wall units with matching cupboards and drawers below, roll top work surfaces within inlaid ceramic sink and chrome mixer tap with hose attachment, integrated oven/grill, inlaid gas hob with extractor fan above, space and plumbing for dishwasher, tiled flooring, fitted storage cupboards, larder cupboard.

Utility room
Space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, double panel radiator, tiled flooring, UPVC double glazed window and door to rear aspect and door leading to garage.

Downstairs shower room
Consisting of tiled cubicle with thermostatic shower and hand attachment, low-level push button flush WC, wash hand basin with chrome taps.

Stairs to 1st floor landing
UPVC double glazed window to front aspect, solid wood flooring.

Bedroom one
UPVC double glazed window to front aspect, solid wood flooring, double panel radiator, fitted wardrobes, picture rail.

Bedroom two
UPVC double glazed window to rear aspect, solid wood flooring, double panel radiator, picture rail, fitted wardrobe.

Bedroom three
UPVC double glazed window to rear aspect, solid wood flooring, double panel radiator, picture rail, fitted wardrobe.

Bedroom four
UPVC double glazed window to rear aspect, double panel radiator, solid wood flooring, picture, built-in storage cupboard.

Bathroom
Three piece suite comprising panel enclosed Jacuzzi bath with chrome mixer tap and hand attachment, pedestal wash hand basin with chrome mixer tap, low-level push button flush WC, Velux window, heated chrome towel rail, solid wood flooring.

Second Bathroom
Spacious four piece suite consisting of freestanding bath tub with chrome mixer tap and hand attachment, tiled cubicle with thermostatic shower and hand attachment, pedestal wash hand basin with cream mixer tap, low-level push button flush WC, wood flooring, heated chrome towel, extractor fan, coved ceiling, UPVC double glazed window to front aspect.

Rear garden (Easterly aspect)
Approximately 125ft
Paid patio areas leading to lawn sections with mature shrubs and flower beds bordering, pergola, garden shed, fence enclosed, brick built storage unit, outside tap.

Garage
Up/Over door at front, hardstanding, providing further off street parking if desired.

Front
Paved driveway providing off street parking with pretty lawn area and plants at side.

BUYER’S INFORMATION

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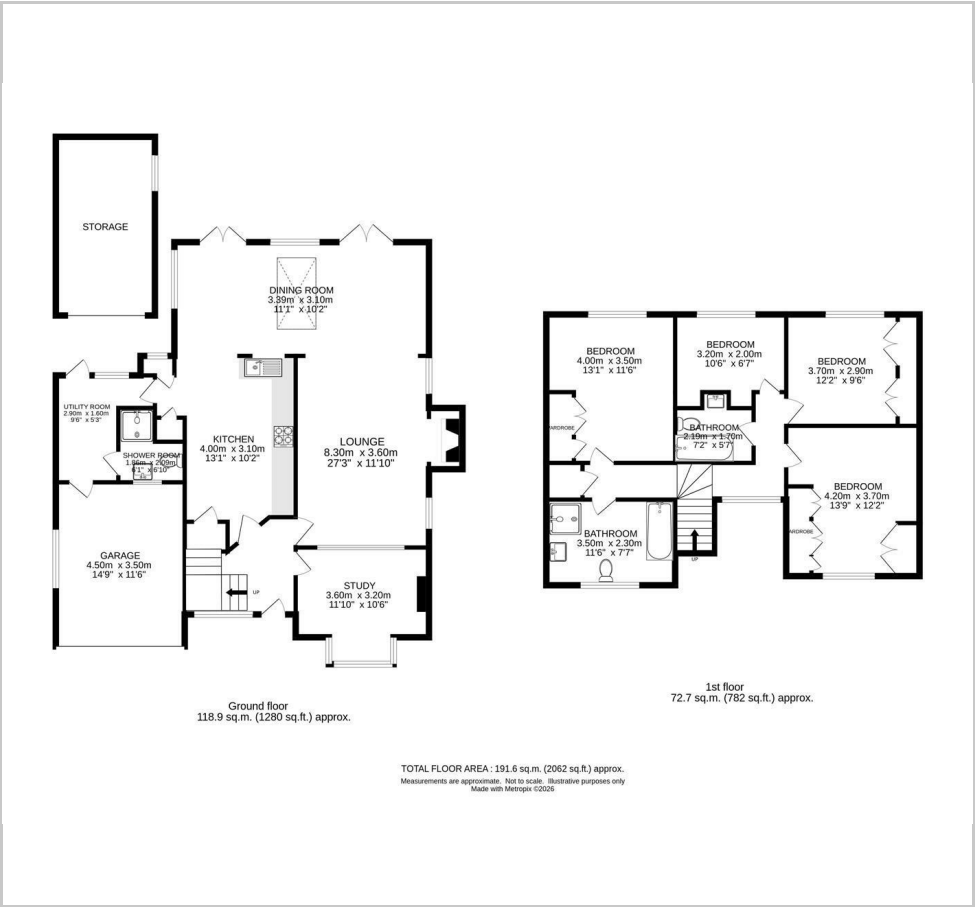






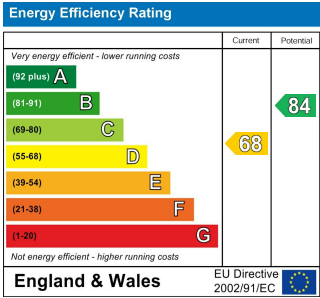


Floor Plan



Additional Information

The loft is boarded with power
no ladder
The boiler is a combi boiler and 10 years old and has service history
Re wired 2020 and plumbing
boundary is left side
All windows are double glazed with Anglian and has documents
chain free owners will rent



Viewing

Please contact our Watson Homes Carshalton Beeches
Office on 020 4537 3222
if you wish to arrange a viewing appointment for this

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