Brambledown, 44 Brambledown Road, South Wallington, Surrey, SM6 0TF
£995,000 Freehold



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DESCRIPTION

Occupying a desirable position along a popular tree-lined road, this attractive, substantial detached property offers a wealth of space, original character features and exciting potential to create a fabulous family home. Having most recently been utilised as a care home, the property offers considerable versatility and could continue to serve as a residential care facility or be transformed into an impressive family home. The first floor provides four bedrooms, a laundry room and a large bathroom, whilst the ground floor boasts four well proportioned reception rooms (one of which is currently divided into two rooms used as bedrooms), offering a flexible layout ideal for modern family living. A conservatory further enhances the living accommodation, providing an attractive space from which to enjoy views over the gardens. A good-sized kitchen, utility room and two WCs complete the ground floor accommodation. Externally, the property benefits from a substantial rear gardens, offering excellent outdoor space for entertaining. A useful, covered side passage provides additional practicality, whilst the property's existing footprint and layout may offer scope for further extension, subject to the necessary planning permissions. There is off street parking to the front.

The property retains a number of original character features, adding charm and individuality, and presents an exciting opportunity for purchasers seeking a spacious home to personalise and enhance to their own taste.





ROOMS

ENTRANCE HALL 10' 0" x 7' 5" (3.05m x 2.26m)

RECEPTION 1 14' 3" x 12' (4.34m x 3.66m)

RECEPTION 2 15' 7 max" x 10' 10" (4.75m x 3.3m)

KITCHEN 11' 11" x 10' 10" (3.63m x 3.3m)

RECEPTION 3 15' 7" x 10' (4.75m x 3.05m)

RECEPTION 4 (CURRENTLY DIVIDED INTO TWO ROOMS WHICH ARE 16'1 INTO BAY X 8'8 EACH) 17' 4" x 16' 1 into bay" (5.28m x 4.9m)

UTILITY ROOM 8' 1" x 5' 7" (2.46m x 1.7m)

CONSERVATORY 19' 6" x 10' 2" (5.94m x 3.1m)

WC

COVERED SIDE PASSAGE 19' 8" x 5' 9" (5.99m x 1.75m)

STAIRS TO THE FIRST FLOOR

BEDROOM 1 16' 1 into bay" x 14' 1" (4.9m x 4.29m)

BEDROOM 2 12' 10" x 11' 2" (3.91m x 3.4m)

BEDROOM 3 13' 7" x 12' (4.14m x 3.66m)

BEDROOM 4 12' x 11' 6" (3.66m x 3.51m)

BATHROOM

LAUNDRY 8' 8" x 7' 1" (2.64m x 2.16m)

LARGE REAR GARDEN

DRIVEWAY PARKING

FRONT GARDEN



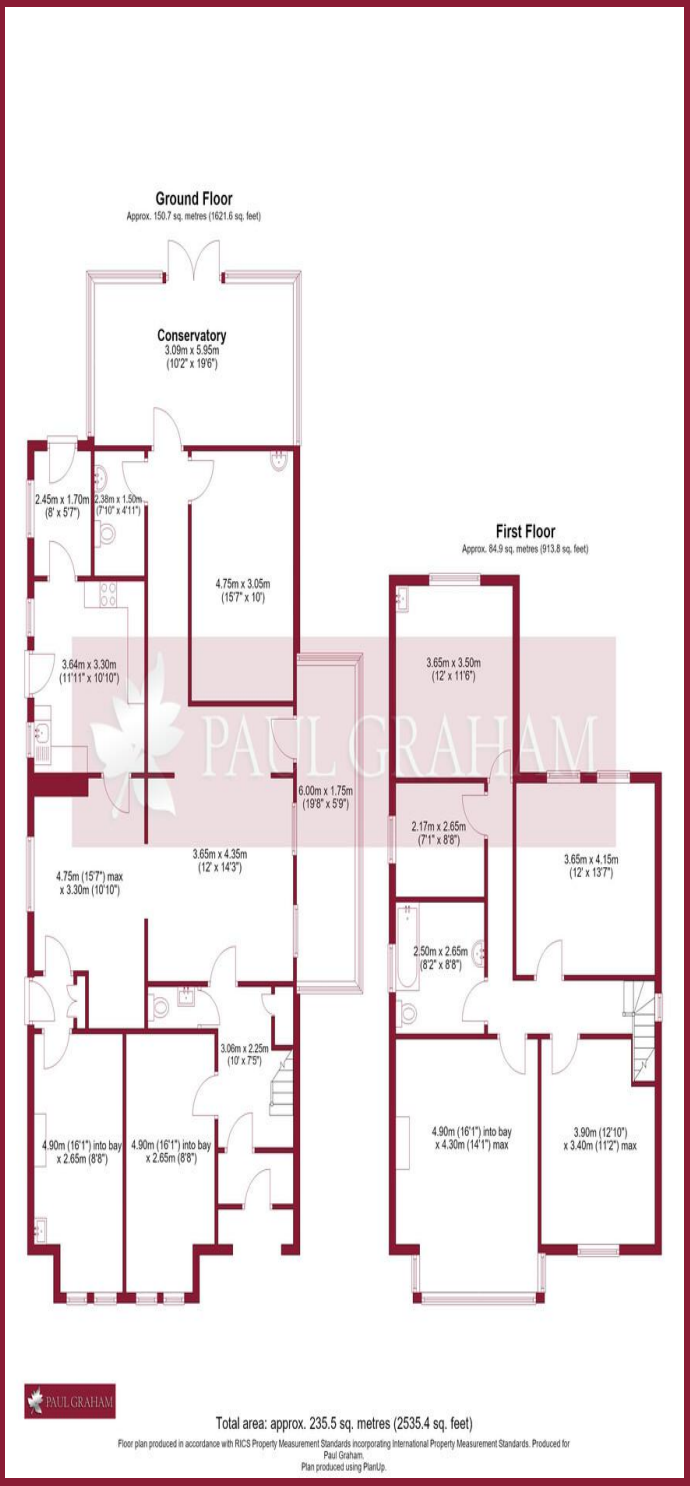




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FLOOR PLAN



EPC TO FOLLOW

IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

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