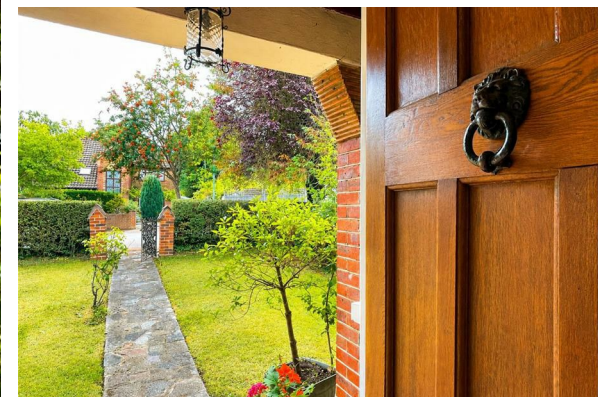




66 Park Hill Road, Wallington, SM6 0RZ



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£925,000

WH WATSON HOMES
Estate Agents

66 Park Hill Road

Wallington, SM6 0RZ

NO ONWARD CHAIN !!!!

Located in the highly desirable and rarely available Park Hill Road in South Wallington, this impressive four-bedroom detached family home presents an exceptional opportunity for those seeking spacious and comfortable living. The property boasts a wealth of accommodation, making it ideal for families of all sizes.

The exterior of the property is equally appealing, featuring a charming rear garden that offers a tranquil retreat for outdoor enjoyment. For those with vehicles, the property includes a garage and generous off-street parking, ensuring convenience for residents and visitors alike.

This home is situated on a picturesque tree-lined road, enhancing its charm and desirability. With its blend of space, comfort, and a prime location, this property is a rare find in the market. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a home that offers both style and practicality, this residence on Park Hill Road is not to be missed.

Accommodation

Open Entrance Porch

Arts and Crafts wooden door leading to..

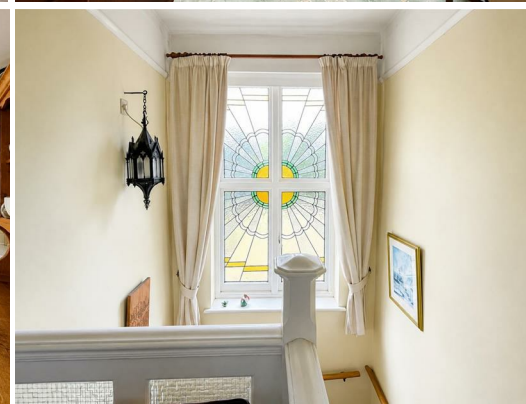
Spacious entrance hall
Original parquet flooring, single panel radiator, ornate original features, under stair cupboard

Front Reception Room
Double glazed bay leded light window, to front aspect, open original tile fireplace, original parquet flooring, panel radiator, wall lights

Conservatory
Glazed conservatory to rear aspect over looking the garden, tile effect flooring, door leading to garden

Dining Room
Double glazed bay leded light window to front aspect, original parquet flooring, feature open fireplace, picture rail

Kitchen/ Breakfast Room
Glazed window to rear aspect, fully tiled walls, original quarry tile flooring, radiators, a range of farmhouse kitchen cupboards and drawers, space for plumbing and gas





Stairs to 1st floor landing
Feature Stain glass double glazed window to rear aspect

Bedroom One
Double glazed bay window to front aspect, radiator, carpets, picture rail

Bedroom Two
Double glazed windows to front aspect, radiator, carpets, picture rail, vanity unit, fitted wardrobes



Bedroom Three
Double glazed windows rear aspects, radiator, radiator, carpets

Bedroom Four
Double glazed window to rear aspect, radiator, carpets

Family Bathroom
Ornate Stain glass window to front aspect, suite, comprising bath with chrome shower attachments, pedestal hand basin with chrome taps, tiled walls, wood effect flooring, towel rail

Separate WC
Consisting of low-level flush and double glazed window to side.

Outside

Outside WC and storage cupboard

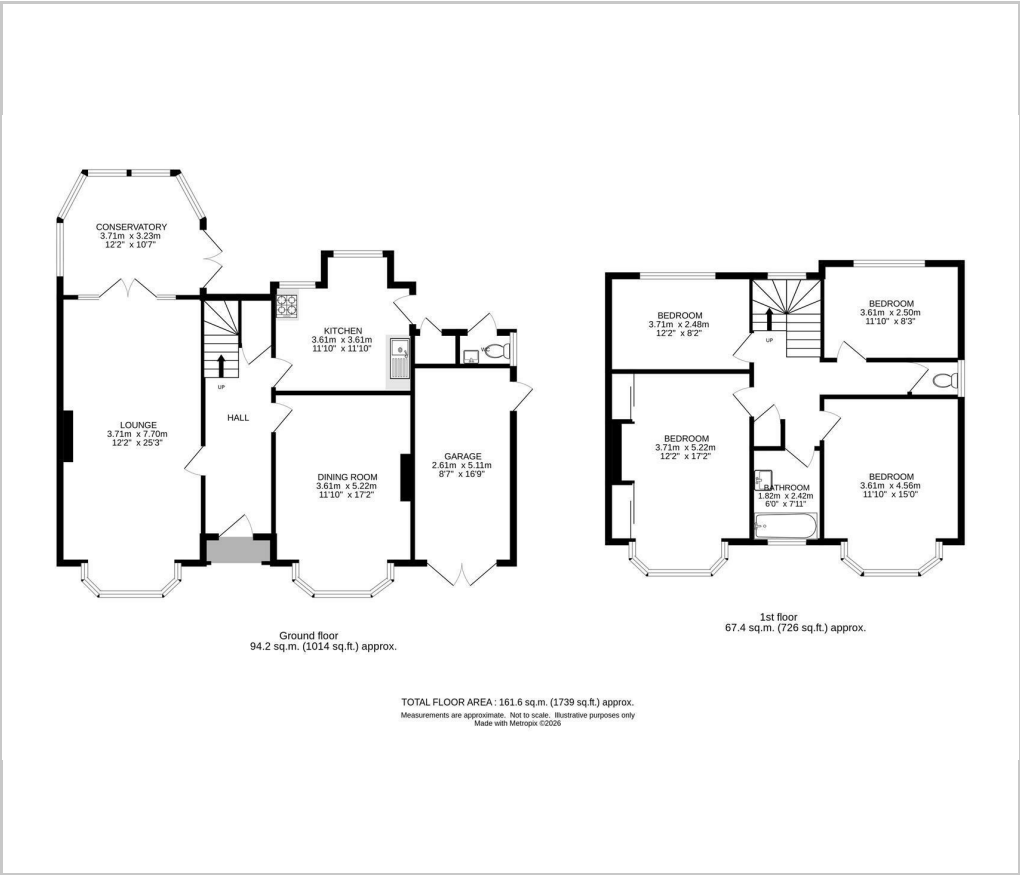
Large attached garage, side gated access
Rear garden is mainly laid to lawn, beautifully stocked with a variety of shrubs, flowers and established evergreens, providing an ideal space for family enjoyment and entertaining

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 £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

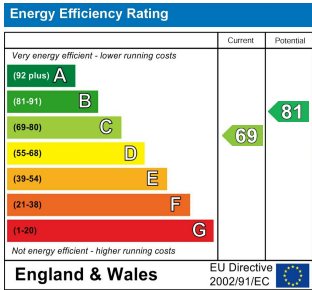


Floor Plan



Additional Information

- Boiler in kitchen , has been service 9/26
- Megaflow system in landing cupboard, relatively new
- No onward chain, V has another property.
- Back bedroom window replaced



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.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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