



3 Sandy Lane North, Wallington, Surrey, SM6 8LJ



£675,000

WH WATSON HOMES
Estate Agents

3 Sandy Lane North

Wallington, SM6 8LJ

Nestled in the desirable Sandy Lane North, Wallington, this exquisite stucco fronted Victorian house is a rare gem that combines space, elegance, and modern style. With three generous reception rooms and three well-appointed bedrooms, this property is perfect for families seeking a comfortable and stylish home. This wonderful location is a stones throw from Mellows Park. There are many highly regarded excellent schools nearby and in easy walking distance of Bandon Hill Primary School and Wilsons Grammar School and Wallington Boys Grammar school. There are several local shops and restaurants and bus links serving Sutton, Morden and Croydon just at the end of the road. Wallington train station and Wallington town centre are both within a mile of the property.

As you enter, you are welcomed by high ceilings and solid flooring, setting the tone for the sophistication that lies within. The entrance itself boasts a striking 'wow' factor, leading you into the lounge/diner where a charming Victorian-style fireplace serves as a beautiful focal point. The modern colour palette enhances the elegance of this room, which is spacious enough to accommodate a large dining table, making it ideal for hosting memorable gatherings.

The kitchen is truly a standout feature of this home. Vast and beautifully fitted, it maximises space while providing stunning views of the delightful garden. This area is perfect for the culinary enthusiast, allowing for both cooking and entertaining, with the option to throw open the side doors for an alfresco experience.

Upstairs, you will find three double bedrooms, each designed with style and comfort in mind. Completing the upper floor is a chic bathroom.

With parking available for two vehicles, this property is not only a must-see but also a rare opportunity to acquire a family home that offers both charm and modern convenience. Don't miss your chance to view this stunning house!



Accommodation

Sheltered Entrance:

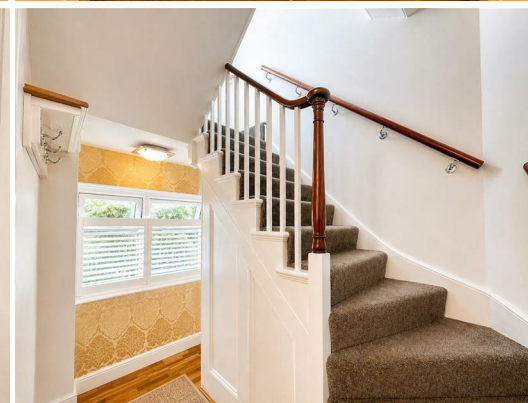
Composite UPVC front door with etched Laura Ashley privacy glass

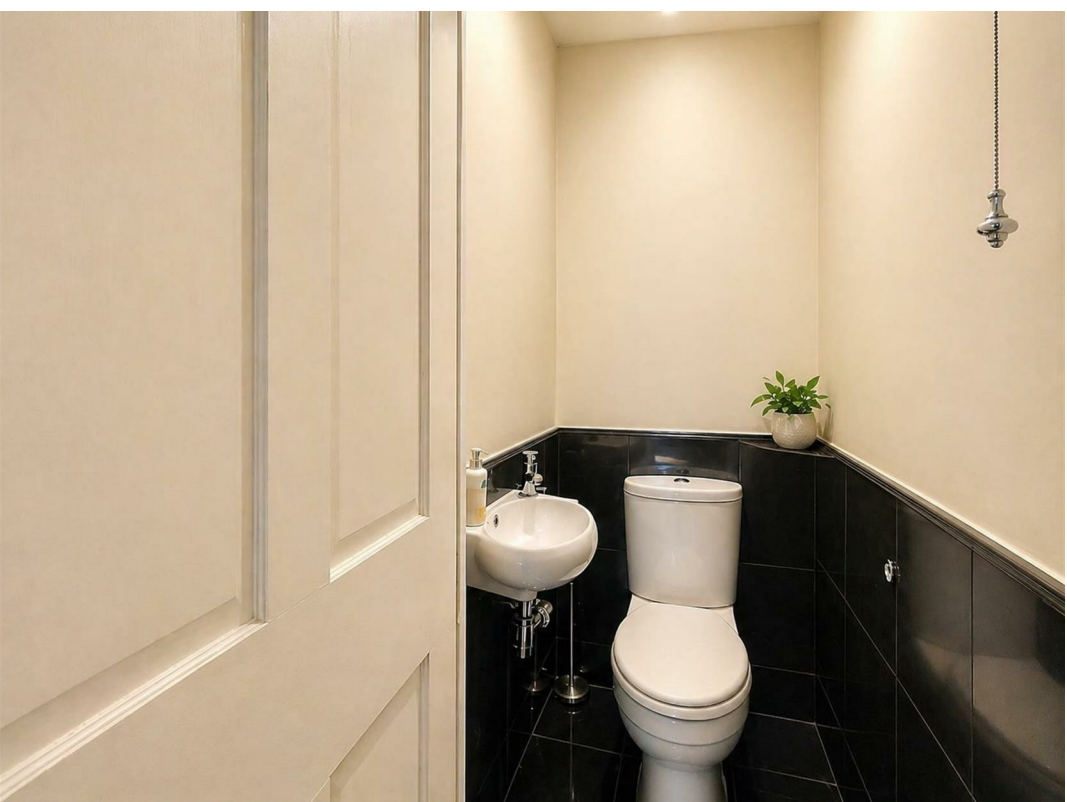
Entrance Hall: door to lounge/diner, wood effect flooring, coved ceiling, radiator with cover, stairs leading to first floor, door to large cellar, door to wc, leading to kitchen/diner

Lounge/diner: wood effect flooring, coved ceiling, feature gas fireplace, radiators, bay window to front and rear window both fitted with plantation shutters, door leading through to

Kitchen/diner:

Oak veneered wood flooring with small step down to kitchen area, range of luxury fully fitted wooden wall and base units, wooden worktop with butler sink extendable mixer tap, integrated Smeg double oven, integrated Smeg 4 ring gas hob, integrated fridge freezer, integrated washing machine, integrated dishwasher, cupboard housing newly fitted combi boiler, part tiled walls, coved ceiling, sunken spotlights, double glazed window to rear and side, double glazed door to garden





FIRST FLOOR

Landing: split level, carpeted, double glazed window to the side, coved ceiling, radiator, access to insulated loft with light and fitted ladder, doors to

Bedroom: carpeted, coved ceiling, radiators, double glazed windows to front with fitted plantation shutters

Bedroom: carpeted, coved ceiling, radiator, double glazed window to rear

Bedroom: carpeted, coved ceiling, radiator, double glazed window to rear

Bathroom: luxury suite comprising panelled bath with shower mixer attachment, separate walk in corner shower enclosure, wash hand basin in vanity unit, high level W/c, fully tiled walls, tiled floor, extractor fan, heated towel rail, skylight

Separate W/c: low level W/c, wash hand basin, tiled floor, part tiled wall, extractor fan

OUTSIDE

Blocked front garden for parking 2 cars

Private rear garden, side access, patio area to side of property, mainly laid to lawn at approximately 60ft in length with mature flower borders, trees and shrubs

Outside tap and power

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

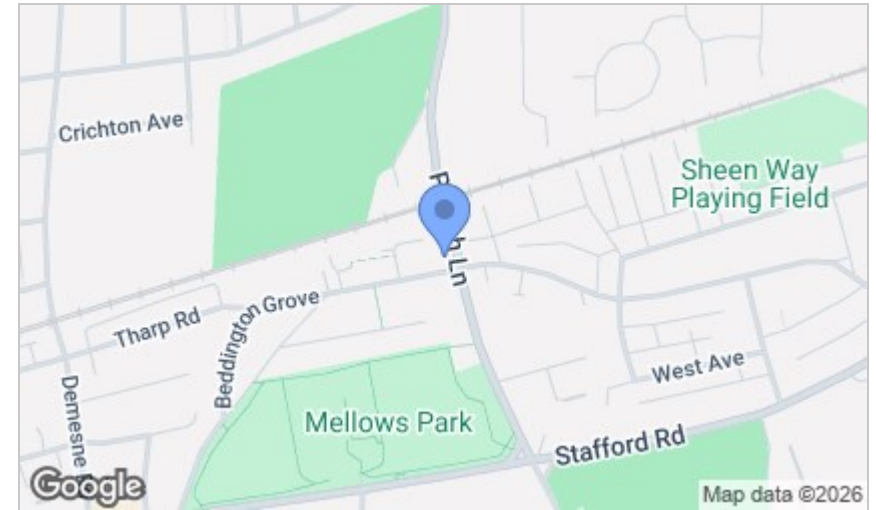


Viewing

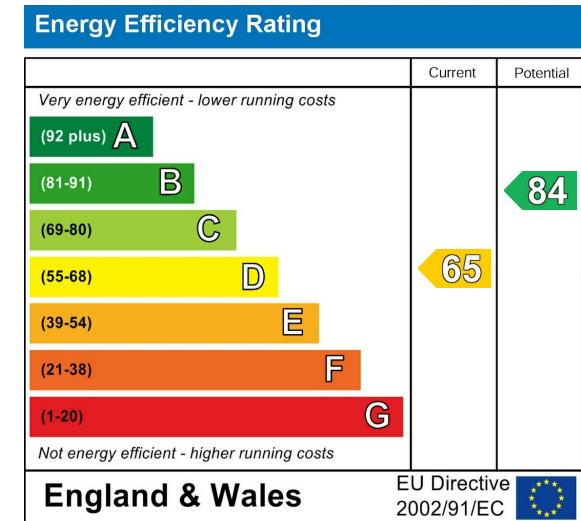
Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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



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