







96 Bute Road, Wallington, SM6 8AF

£550,000

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WH WATSON HOMES
Estate Agents

96 Bute Road, Wallington, SM6 8AF

A FEW MINUTES WALK TO STATION - A chance to an acquire this stunning period family home situated in a popular location close to good transport links, shops and schools. The property benefits from a modern kitche, newly fitted modern bathroom, a downstairs wc, two reception rooms and a pretty rear garden. Viewing highly recommended.

Accommodation

Sheltered entrance

Part glazed wooden front door to

Spacious entrance hall
Stripped floorboards, single panel radiator, picture rail, large storage cupboard.

Lounge, 15‘0“ X 11‘5“
UPVC double glazed bay window to front aspect, two cast iron victorian style radiators, feature cast-iron fireplace, picture rail, coved ceiling. Wall mounted air conditioning unit.

Dining room, 11’10” X 11’5”
UPVC double glazed patio doors to rear aspect, open fireplace with solid surround, double panel radiator, picture rail, wall mounted thermostat, coved ceiling.

Kitchen, 15‘4“ X 8‘10“
Range of fitted wooden wall units with matching doors and drawers below, wooden worktops with inlaid 1 1/2 bowl stainless steel sink and chrome mixer tap, space for large gas range cooker, space and plumbing for dishwasher and washing machine, space for tall standing fridge freezer, tiled splashback, display under lighting, wall mounted "Worcester" combination boiler, travertine tiled flooring with under floor heating, UPVC double glazed windows to side aspect and door to garden.

Downstairs WC
Consisting of low-level pushbutton flush WC, wash hand basin with chrome mixer tap, tiled flooring, tiled walls, feature stained-glass window to side understairs storage.

Stairs to 1st floor landing
Feature stained-glass window to side aspect, picture rail, fitted carpet, storage cupboard, loft access.

Bedroom one, 15’1” X 12’6”
2 UPVC double glazed windows to front aspect, double panel radiator, coved ceiling, feature cast-iron fireplace. Wall mounted air conditioning unit.

Bedroom two, 11’10” X 11’6”
UPVC double glazed window to rear aspect, double panel radiator, fitted carpet. Wall mounted air conditioning unit.

Bedroom three, 9‘5“ X 9‘0“
UPVC double glazed window to rear aspect, double panel radiator, feature cast-iron fireplace, fitted carpet. Wall mounted air conditioning unit.

Bathroom
Newly fitted three piece suite comprising tile enclosed bath with chrome mixer tap and separate shower, wash hand basin with modern chrome mixer tap, low-level WC,with concealed cistern and push button flush, bidet hose attachment, heated towel rail, tiled walls, UPVC double glazed window to side aspect.

Rear Garden, Approximately 50 FT
Large paved patio area leading to lawn section with strubs at side, side access, outside tap, fence enclosed.

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.

Conflict of Interest Disclosure:
The vendors are the son and daughter-in-law of a director of Watson Homes Estate Agents, which is acting as the estate agent for this sale. Watson Homes may receive its usual sales fee.




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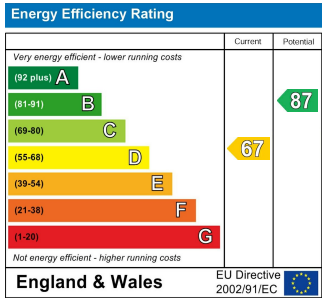






Floor Plan





Viewing

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

Additional Information

- Vendors relocating, to find

- vendors have installed a new bathroom, new countertops in the kitchen, new carpets, new front door and redecorated, air conditioning installed in lounge and all bedrooms

- Boiler is in the kitchen, combi boiler and has been regularly serviced, Was installed by previous owner

- Loft has been boarded, and ready to convert if desired (subject to relevant planning). They had an architect to look at this before who said that they could fit up to two bedrooms and a bathroom.

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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