



36 Bute Gardens, Wallington, SM6 8SS



£749,950

**WH WATSON HOMES**  
Estate Agents

# 36 Bute Gardens

## Wallington, SM6 8SS

**\*\*CHAIN FREE\*\*** A great opportunity to own this superbly presented five bedroom extended semi detached home, situated in a highly sought after road in Wallington, and close to the high street, a wide range of shops, transport links and local parks. It is also ideally located for those looking for excellent primary and grammar schools, with Bandon Hill Primary, Holy Trinity CofE primary, Wilsons Grammar School, Wallington Girls, and Wallington County Grammar School all nearby.

This lovely property offers spacious accommodation for all the family, with a spacious and inviting living room, and a modern and open plan kitchen diner providing a great social space to entertain family and friends. In addition to this, there is also a conservatory, a utility room that could have flexible use as a home office or play room, and a downstairs WC for added convenience. Upstairs there are five well proportioned bedrooms plus two bathrooms over two floors, with the primary bedroom benefiting from an en-suite bathroom. Another great feature is ample storage space, with two large airing cupboards on the 1st floor and eaves storage space on the top floor. Outside there is a large driveway providing off street parking at the front, and a well maintained south facing rear garden which has a detached workshop at the rear of the garden. A viewing is recommended to appreciate the size and space this splendid property has to offer!



### Accommodation

Double glazed entrance porch, wooden front door with stained glass feature window.

### Entrance Hall

Radiator, wood flooring.

### Utility Room

Radiator, tiled flooring, laminate worktop with space for tumble dryer and washing machine, double glazed window to front aspect.

### Living Room

Cast iron fireplace, radiator, varnished floorboards, double glazed bay window to front aspect, double doors opening out to....

### Dining Room

Wood flooring, folding doors opening out to

### Conservatory

Tiled flooring, radiator, double glazed French doors opening out to garden.

### Kitchen Breakfast Room

Range of modern fitted kitchen units and drawers, wood worktop, inset butler sink with chrome mixer tap, space for cooker with chrome extractor hood above, integrated dishwasher, integrated under counter freezer, breakfast bar, tiled splashback, double glazed window to rear aspect, space for tall fridge freezer, pantry cupboard, understairs cupboard.

### Downstairs WC

WC, vanity wash hand basin with chrome mixer tap and storage below, radiator, part tiled walls, tiled flooring, extractor fan.

### Stairs to 1st floor landing

Airing cupboard, large boiler cupboard with ample storage space.

### Bedroom One





Range of fitted wardrobes, radiator, fitted carpet, double glazed bay window to front aspect

#### En-suite Bathroom

Three-piece suite comprising of panel enclosed bath with shower screen and chrome taps, thermostatic shower with rain showerhead and hand shower attachment, WC, pedestal wash hand basin with Victorian style chrome taps, heated chrome towel rail, part tiled walls, tiled flooring, extractor fan, double glazed obscure window to front aspect.

#### Bedroom Two

Radiator, painted floorboards, double glazed window to rear aspect

#### Bedroom Three

Radiator, fitted carpet, double glazed window to rear aspect

#### Bathroom

Three-piece suite comprising of bath with shower screen and chrome mixer tap, 'Mira' electric shower, WC, pedestal wash hand basin with chrome mixer tap, heated towel rail, tiled walls and flooring, double glazed obscure window to rear aspect.

#### Bedroom Four

(Currently used as a dressing room)  
Radiator, fitted carpet, double glazed window to front aspect

#### Stairs to 2nd floor landing



#### Bedroom Five

Radiator, fitted carpet, double glazed window to rear aspect, storage cupboard

#### Outside

Paved driveway providing off street parking for 2 to 3 cars

#### Rear Garden

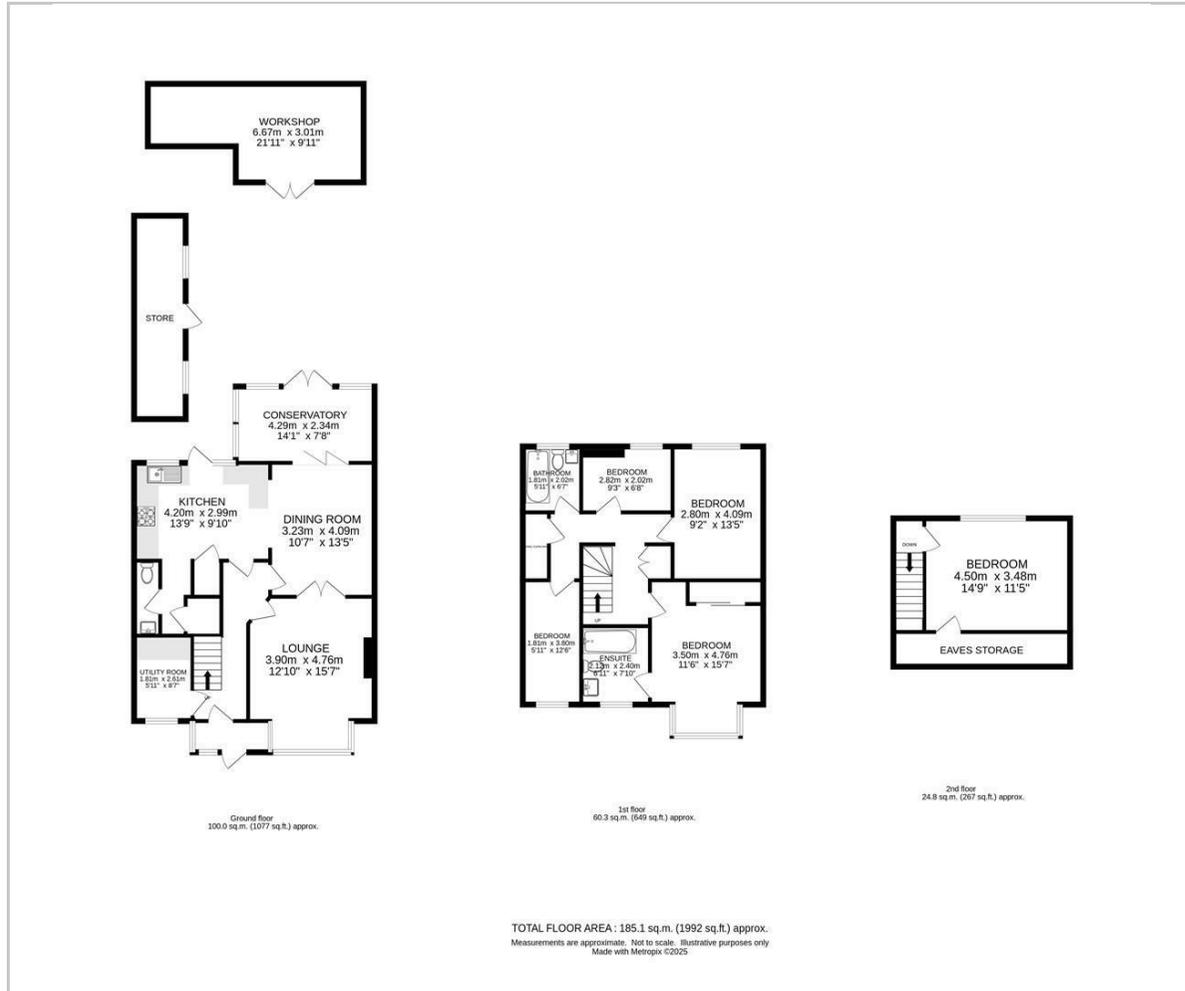
Large south aspect garden with paved patio area, lawn section, shed, detached garage, decking area.

#### BUYER'S INFORMATION

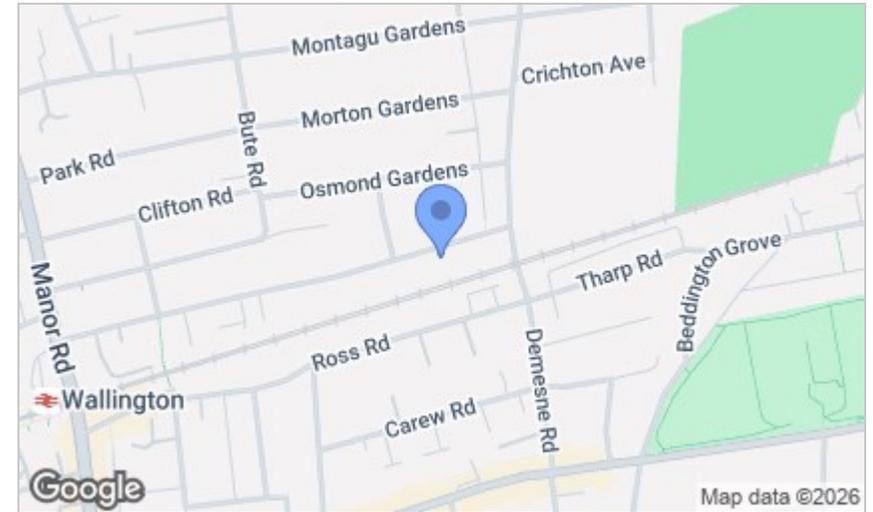
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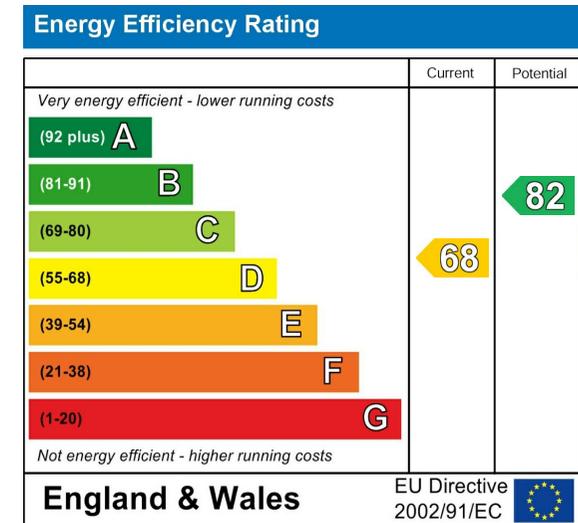
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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