



WATERER RISE, WALLINGTON, SURREY, SM6

£1,250,000 FREEHOLD

Winkworth





WATERER RISE
WALLINGTON, SURREY, SM6

**THIS FABULOUS 1920's FOUR BEDROOM
DETACHED HOUSE IS IMMACULATELY
PRESENTED THROUGHOUT, AND FINISHED TO
A HIGH SPECIFICATION.**

This lovely property has been thoughtfully and skilfully extended and refurbished throughout, and is located in one of South Wallington's most sought-after roads. Well-regarded schools, including Wallington Grammar, Wallington High School for Girls and Wilsons are close by.

Wallington Town Centre offers a comprehensive selection of restaurants and shops, and mainline Train Station. Other major shopping centres in Croydon and at Purley Way are easily accessible.



WATERER RISE

WALLINGTON, SURREY, SM6

Once inside the contemporary finish and owners attention to detail is very apparent.

The welcoming hallway leads into both the living room with attractive bay window and feature fireplace with wood burner, and the second sitting room again with feature fireplace and wood burner. At the rear of the house is the fabulous open plan kitchen/dining/family room with large sliding doors, which provide a bright open feel overlooking the delightful garden. This space is essentially the hub of the house, and is great for a busy family lifestyle, complete with a dining area. The granite worktops, modern contemporary units, and new integrated appliances will be attractive to anyone who spends a lot of time in the kitchen. A generous utility area, boiler room, and downstairs shower room with WC complete the ground floor.

Upstairs continues to impress. The first floor has a principal bedroom suite with dressing room and large ensuite, a second bedroom with ensuite shower room, two further bedrooms, and a beautifully finished family bathroom.

Outside, the property has an attractive frontage with a driveway providing parking for several cars and access to the integral garage, and a front lawn with shrub borders. The fantastic rear garden extends to an impressive 135 feet in length, and is bordered by a selection of mature trees and shrubs. There is a large lawned area and a spacious patio adjoining the house which is ideal for entertaining, as well as a vegetable garden with greenhouse and shed for storage. The property also benefits from having Solar Panels on the roof, which help to reduce the carbon footprint and should mean energy costs are lower, and an underground water tank with a capacity of 7,500 Litres.

This well-proportioned detached family home is beautifully presented throughout, and is surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits such as golf and horse riding can be enjoyed.



BANSTEAD OFFICE

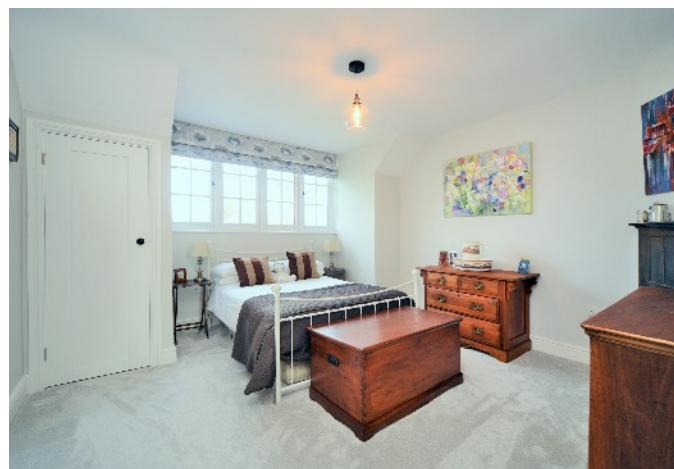
01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

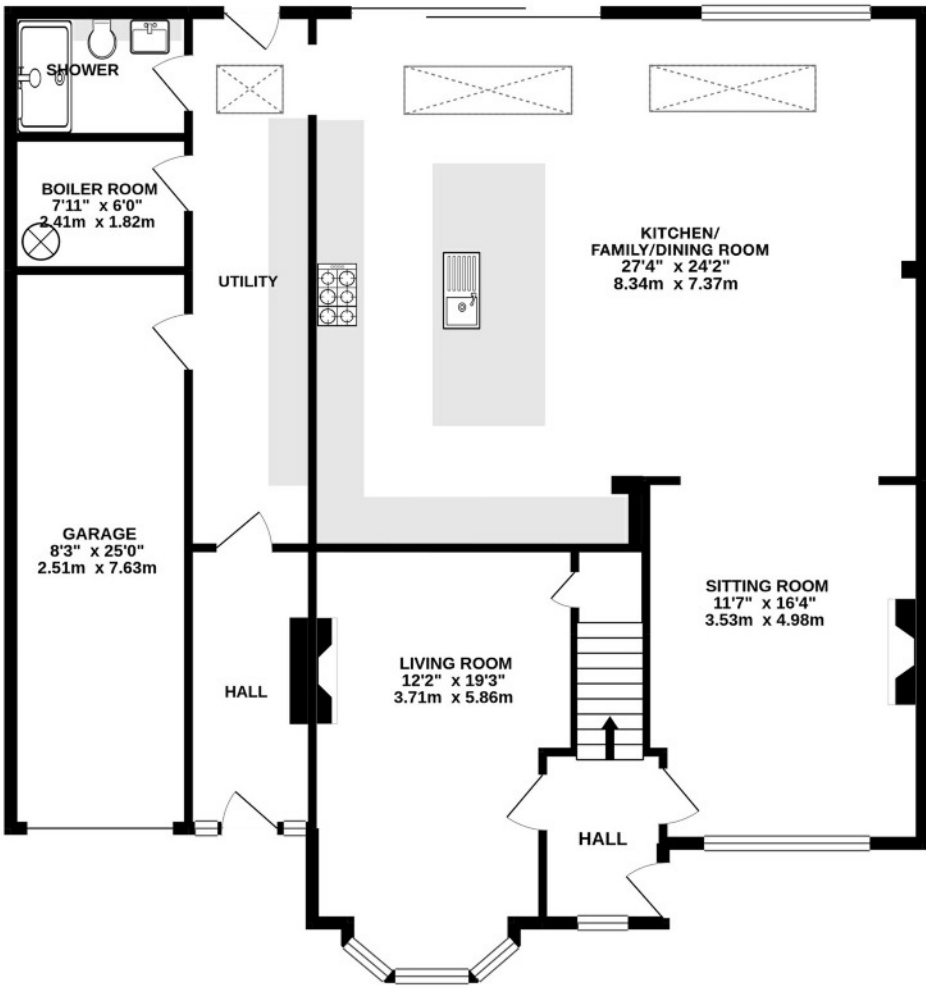
- Entrance Hall
- Kitchen/Dining/Family Room - 27'4" x 24'2" (8.34m x 7.37m)
- Living Room - 19'3" x 12'2" (5.86m x 3.71m)
- Sitting Room - 16'4" x 11'7" (4.98m x 3.53m)
- Utility Area
- Downstairs Shower Room
- Boiler Room - 7'11" x 6' (2.41m x 1.82m)

- Bedroom 1 - 14'5" x 13'4" (4.39m x 4.06m)
- Dressing Room - 10'4" x 7' (3.15m x 2.13m)
- Ensuite Shower - 10'4" x 7'6" (3.15m x 2.29m)
- Bedroom 2 - 19'3" x 11'8" (5.86m x 3.56m)
- Ensuite Shower
- Bedroom 3 - 13'5" x 12'2" (4.09m x 3.71m)
- Bedroom 4 - 10'2" x 8'7" (3.10m x 2.62m)
- Family Bathroom

- Garage - 25' x 8'3" (7.63m x 2.51m)
- Rear Garden - 135' (41.14m) approximately

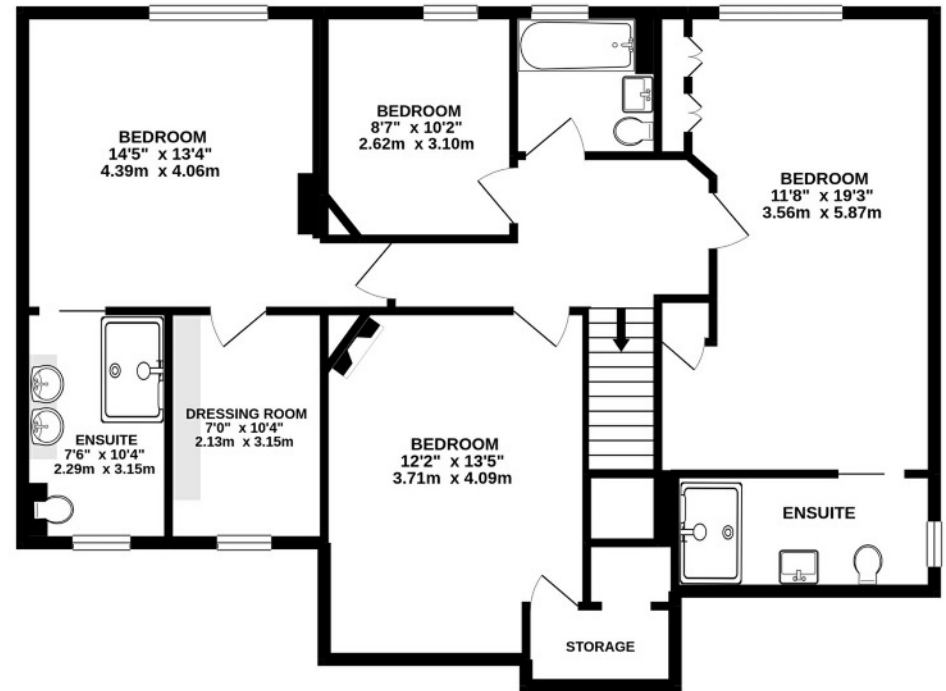






GROUND FLOOR

Waterer Rise, Wallington
 INTERNAL FLOOR AREA (APPROX.) 2650 sq ft/ 246.2 sq m
 Garden extends to 135' (41.14m) approximately



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	74	82
England, Scotland & Wales	EU Directive 2002/91/EC	



Under the Consumer Protection Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

[winkworth.co.uk/banstead](https://www.winkworth.co.uk/banstead)

Winkworth

See things differently.