



15 Waterer Rise, Wallington, SM6 9DN



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Offers in excess of
£900,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this spectacular five bedroom semi detached family home. The property offers a wealth of modern accommodation spanning over 2700 square feet, including an open plan kitchen/diner/family area, a utility room, a downstairs shower room, two separate toilets, and ample off street parking to the front.

Outside, the property boasts a stunning rear garden that features a large lawn, a Koi pond, a sheltered barbecue area, a large summerhouse which offers flexible use for storage, a gym or home working space. It is ideally situated for those looking to be close to local highly regarded primary and secondary schools with John Fisher, Wallington High School for Girls and Wilsons Grammar School all within easy walking distance. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing today.

Accommodation
Sheltered entrance
Bespoke wooden front door to..

Entrance hall
Tiled flooring, double panel radiator, under stairs storage cupboard.

Lounge
UPVC double glazed bay window to front aspect, fitted plantation shutters, modern radiator, oak flooring, display lighting.

Bedroom 5/study
UPVC double glazed window to front aspect, fitted plantation shutters, oak flooring, double panelled radiator.

Open plan kitchen/diner/family room
Range of fitted modern wall units with matching cupboards and drawers below, quartz worktops with inlaid stainless steel sinks and brushed chrome mixer tap, integrated “Bosch” double oven/grill/microwave/coffee machine, inlaid “Bosch” induction hob, breakfast bar area, integrated wine cooler and display cabinet, space for American style fridge/freezer, tiled flooring, UPVC double glazed window to rear aspect, feature skylight.

Family/dining area
UPVC double glazed bifold doors to rear aspect, tiled flooring, modern radiator, feature skylight, fitted shelving with display.

Utility area
Range fitted wall unit with space and plumbing for washing machine and tumble dryer below, space for freezer, wall mounted boiler and water softener, UPVC double glazed door to side aspect.

Downstairs WC
Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, tiled flooring, tiled walls, double panel radiator, obscure UPVC double glazed window to rear aspect.

Stairs to 1st floor landing
Feature stained glass double glazed window to front aspect, double panel radiator, loft access with pull down ladder.

Bedroom one
UPVC double glazed bay window to front aspect, fitted plantation shutters, fitted wardrobe, double panel radiator, integrated speaker system.

Bedroom two
UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobe with sliding doors, integrated speaker system.

Bedroom three
UPVC double glazed window to rear aspect, double panel radiator.

Bedroom four
UPVC double glazed window to front aspect, fitted plantation shutters, double panel radiator.

Bathroom

Luxury modern suite consisting of tiled walk in cubicle with thermostatic shower and hand attachment, panel enclosed bath with chrome mixer tap and hand attachment, floating wash hand basin with chrome mixer tap, low-level WC and bidet, sunken wall mounted cabinet with display lighting, tiled flooring with underfloor heating, heated chrome towel rail, extract fan, obscure UPVC double glazed window to rear aspect.

Rear garden – approximately 125ft
Large porcelain paved patio area with raised flower beds at side and wooden sheltered seating area, steps leading to lawn section with raised flower beds and sheltered barbecue area with further seating section, feature waterfall with koi pond, outside tap, vast amount of lockable storage sheds and further rear garden shed.

Detached outhouse/gymnasium
Wood laminate flooring, UPVC double glazed window to side aspect, desk area (currently used at home office with kitchenette and storage), sliding door doors leading to gymnasium, with matted flooring, feature skylight and wall mounted air-conditioning unit.

Second outbuilding
UPVC double glazed windows to side and rear aspects, wall mounted heater, UPVC double glazed doors at front. (Ideal for a home office or play room)

Outside shower facility and separate WC

Front
Large block paved driveway providing off street parking with shrubs and flower beds bordering.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales	EU Directive 2002/91/EC	69	83

Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

Loft has pull down ladder, fully insulated & boarded.

Vaillant combi boiler (2 yrs old).

Unrestricted parking outside in Waterer Rise.

Seller looking to move further out of Greater London.

Rear garden is south-westerly facing. Garden boundary on the right hand side.

Property has 16 solar panels (converter is in the garden outbuilding), energy is used as and when. There is no battery storage or option to sell to the grid at this time. These can be added in the future to the system.

Kitchen extension completed about 16yrs ago.

Garden outbuilding was built about 3yrs ago and has it's own fuse-board.

Outdoor BBQ area includes the built in Weber BBQ - this space has a commercial extractor fan.

Freehold property.

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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