



141 Boundary Road, South Wallington, SM6 0TE



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Guide price £900,000

Cromwells
ESTATE AGENTS



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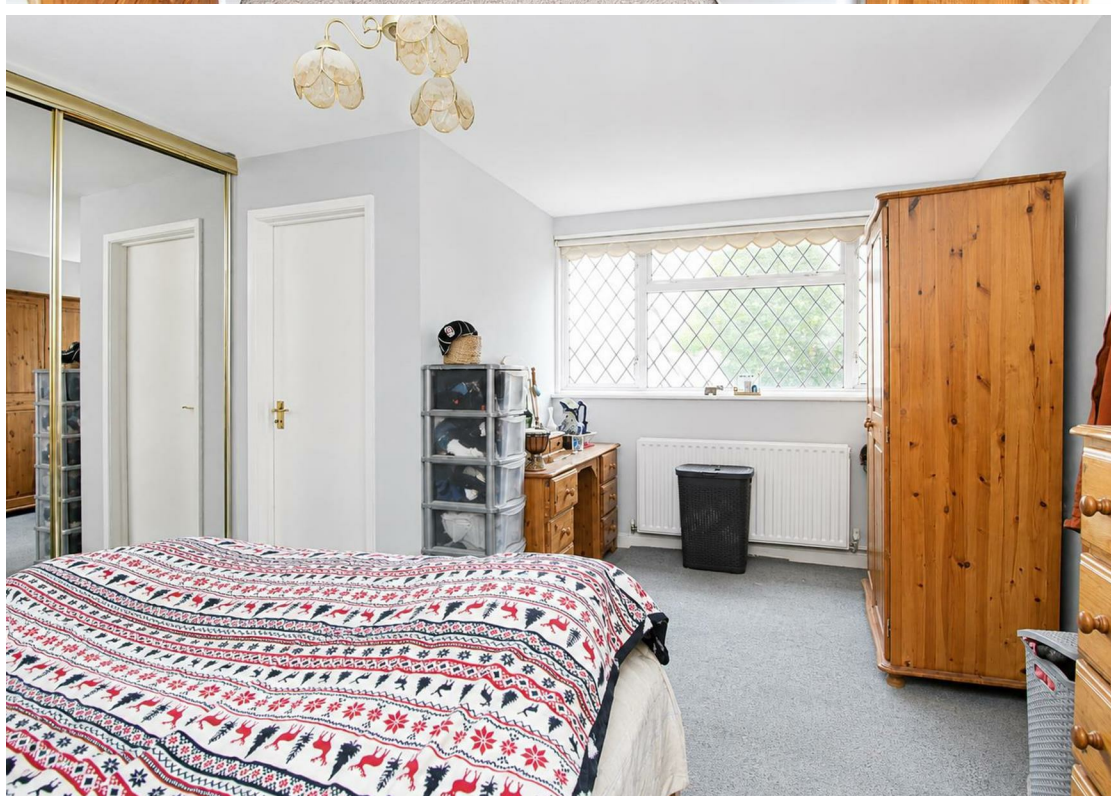
****SIDE ANNEXE**** Cromwells Wallington are delighted to offer this unique 6 bedroom detached family home with the added benefit of a side annexe. The property also benefits from a 22ft lounge, a 17ft garage, a swimming pool and ample off street parking.

Situated close to excellent schools like Wallington Grammar boys/girls and Wilsons , this property is perfect for families looking to settle in a community that values education and family life. The combination of space, location, and amenities makes this home a rare find in today's market. Don't miss the opportunity to make this delightful property your own.

Accommodation UPVC double glaze entrance porch Tiled floor	Double glazed leaded light window to rear aspect, double panel radiator, fitted wardrobes with sliding mirrored doors.
Obscure UPVC double glaze front door to	Ensuite shower room Consisting of tiled cubicle with thermostatic shower, wash hand basin with chrome taps, single panel radiator, tiled walls, obscure double glazed window to rear aspect.
Spacious entrance hall Understairs storage, double panel radiator, storage cupboard, coved ceiling.	Bedroom two Double glazed leaded light window to rear aspect, double panel radiator, coved ceiling, built in wardrobes with sliding doors.
Lounge Double glazed leaded light window to front aspect, two double panel radiators, feature fireplace with solid surround, coved ceiling, wall lights, double glazed leaded light sliding door to rear garden.	Bedroom three Double glazed leaded light window to front aspect, single panel radiator, fitted wardrobes, coved ceiling.
Dining room Double glaze leaded light window to rear aspect, single panel radiator, Parquet flooring, coved ceiling, serving hatch.	Bedroom four Double glazed leaded light window to front aspect, single panel radiator, coved ceiling, built-in wardrobe.
Kitchen Range of fitted wooden wall units with matching doors and drawers below, solid worktops with inlaid sink and chrome mixer tap, inset hob with pull-out extractor fan above, integrated oven/grill, space and plumbing for washing machine and dishwasher, tiled effect flooring, double glazed leaded light window to rear aspect, coved ceiling.	Bedroom five Double glazed leaded light window to rear aspect, single panel radiator.
Bedroom six Double glazed leaded light window to front aspect, single panel radiator, coved ceiling, fitted wardrobes.	Bathroom Consisting of tiled cubicle with thermostatic shower, large wash hand basin with chrome mixer tap, low-level pushbutton flush WC, heated chrome towel rail, tiled flooring, tiled walls, obscure double glazed window to rear aspect, coved ceiling, extractor fan.
Side Annexe -with separate entrance	Rear garden Mainly laid to lawn with shrubs and flower beds bordering, paved patio area, garden shed, brick built bbq area, swimming pool with cover, fence abd brick wall enclosed.
Living area Double glazed leaded light windows to side and rear aspect, single panel radiator, double panel radiator, coved ceiling.	Garage at side and ample off street parking.
Kitchen area Range of fitted wooden wall units with matching doors and drawers below, roll top work services with inlaid sink and mixer tap, space for cooker, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, tiled splash back, double panel radiator, double glazed sliding door to rear aspect.	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
Wet room Consisting of low-level cubicle with thermostatic shower, wash hand basin with chrome taps, low-level pushbutton flush WC, heated chrome towel rail, tiled walls, storage cupboard.	
Separate WC Consisting of low-level flush WC, wash hand basin with chrome mixer tap, heated chrome towel rail, tiled walls, tiled floor, obscure double glazed window to front aspect.	
Stairs to 1st floor landing Coved ceiling, loft access, large storage cupboard.	
Bedroom one	

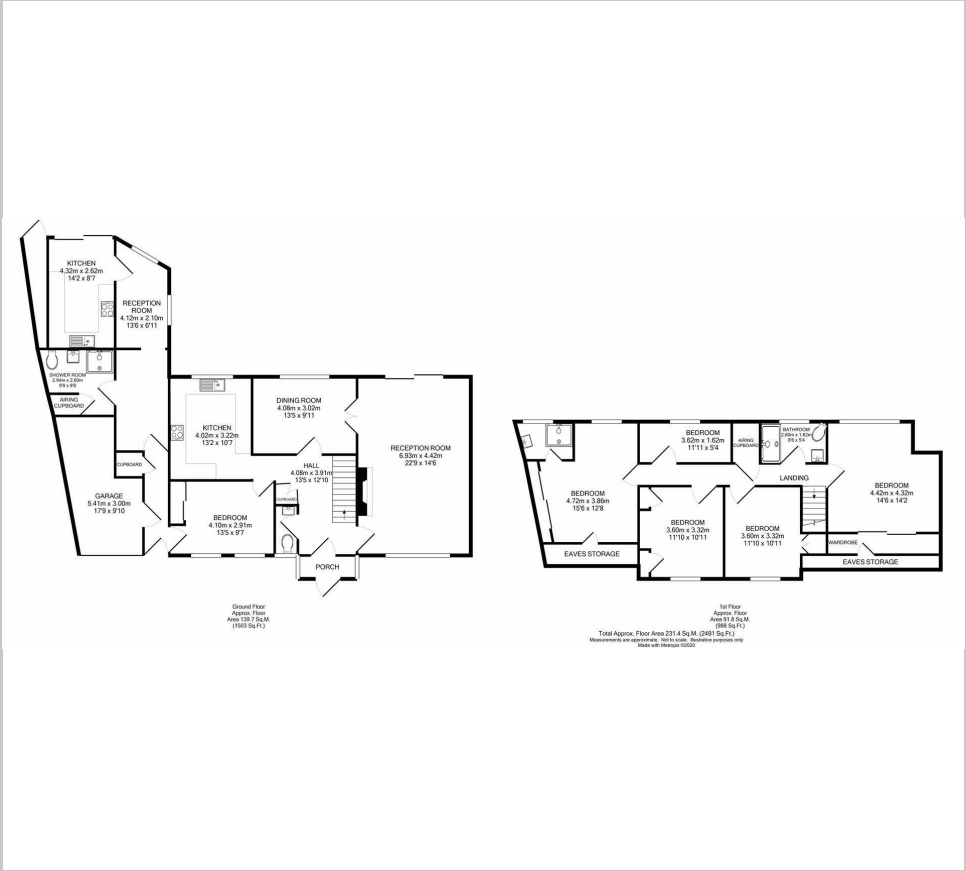








Floor Plan



Additional Information

Vendor has lived at the property since 1996.

Swimming pool has a gas heating system which is currently switched off. Heating can be changed to a more modern & efficient system.

Loft is partly boarded with light but no ladder.

Property has two Potterton boilers that work together to heat the house plus a water tank. The boilers were serviced in October 2025.

Partial rewiring done downstairs in the kitchen, dining room and annexe over the last few years. Kitchen was fitted in 2022.

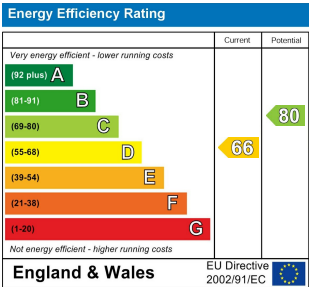
Vendor is looking for an onward property by the coast.

Garage door is electric.

Annexe has it's own front door for privacy but can be accessed from inside the main house as well.

Annexe was built by previous owners.

Rear garden boundary is on the right. Neighbour has just replaced their fence between the properties.



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.

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.