



8 Hillside Gardens, Wallington, Surrey, SM6 9NY

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 £750,000

**WH WATSON HOMES**  
 Estate Agents



# 8 Hillside Gardens

Wallington, SM6 9NY

£750,000

Nestled in the charming area of Hillside Gardens, South Wallington, this beautifully presented semi-detached house offers a perfect blend of modern living and period charm. With four spacious bedrooms, this property is ideal for families seeking comfort and style.

As you enter, you are welcomed by three inviting reception rooms, providing ample space for relaxation and entertainment. The open plan living and dining area is a standout feature, creating a warm and inviting atmosphere, with bifold doors opening out to the garden that create a perfect space for hosting gatherings.

The property boasts a luxury bathroom suite, designed to offer a tranquil retreat, ensuring that your daily routines are both comfortable and enjoyable. Throughout the home, period features have been thoughtfully retained, adding character and charm that enhances the overall appeal.

For those with vehicles, the property includes parking for two vehicles, a valuable asset in this desirable location.

In summary, this semi-detached house in Hillside Gardens is a remarkable find, combining elegant living spaces with modern conveniences. It is a perfect opportunity for anyone looking to settle in a lovely community while enjoying the comforts of a well-appointed home.

## Accommodation

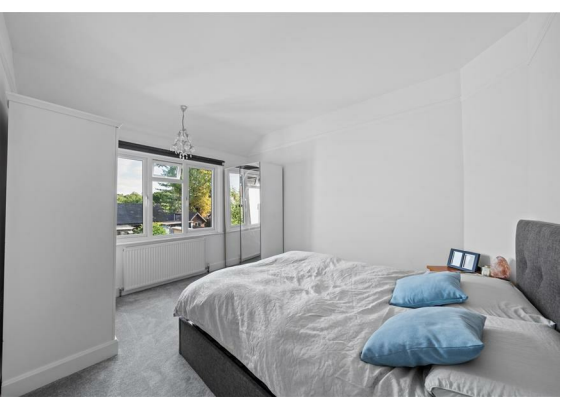
Double glazed entrance porch, front door into

Spacious Entrance Hall  
Radiator with cover, feature cast iron fireplace, solid wood parquet flooring, under stairs storage cupboard.

Living Room  
Cast iron fireplace, radiators, wood flooring, double glazed bay window with bespoke fitted shutters, feature stained glass window to side aspect.

Family Room  
Cast iron fireplace, radiator with cover and built-in shelving, wood flooring.

Dining Room  
Radiators, sandstone flooring, double glazed bifold doors opening out to the garden, stained glass window to side aspect.







#### Kitchen

Range of fitted kitchen units and drawers, wood worktop, inset butler sink with brushed gold mixer tap, space for range cooker, space for American fridge freezer, dishwasher and washing machine, tiled splashback, kitchen island, dual fuel burning stove, double glazed windows to side aspect, Amtico flooring with underfloor heating.

#### Downstairs WC/Utility Area

Pedestal wash hand basin with mixer tap, WC, wall mounted boiler, tiled flooring, double glazed window to side aspect, space and plumbing for washing machine/tumble dryer.

Stairs to spacious 1st floor hallway. Loft access, fitted carpet, double glazed window to side aspect.



#### Bedroom One

Feature cast iron fireplace, modern vertical radiator, built-in cupboard, radiator, double glazed windows to front and side aspects.

#### Bedroom Two

Built-in cupboard, radiator, fitted carpet, double glazed window to rear aspect

#### Bedroom Three

Cast-iron fireplace, radiator, fitted carpet, double glazed window to front aspect

#### Bedroom Four/Study

Radiator, fitted carpet, double glazed window to side aspect

#### Bathroom

Luxury four piece bathroom suite comprising of freestanding roll top claw foot bathtub with Victorian style chrome mixer tap and hand shower attachment, walk-in shower cubicle with rain showerhead and thermostatic shower, WC, vanity wash handbasin with chrome mixer tap and storage below, slate tiled flooring with underfloor heating, part tiled walls, heated chrome towel rail, extractor fan, double glazed obscure window to rear aspect.

#### Outside

##### To the front

Block paved driveway with off street parking for 2 to 3 cars, borders with shrubs and flowers, side access.

##### Rear Garden

Well maintained garden with lawn section and borders with shrubs and flowers, sandstone patio area, side and rear access, outside tap..

##### Converted Garage

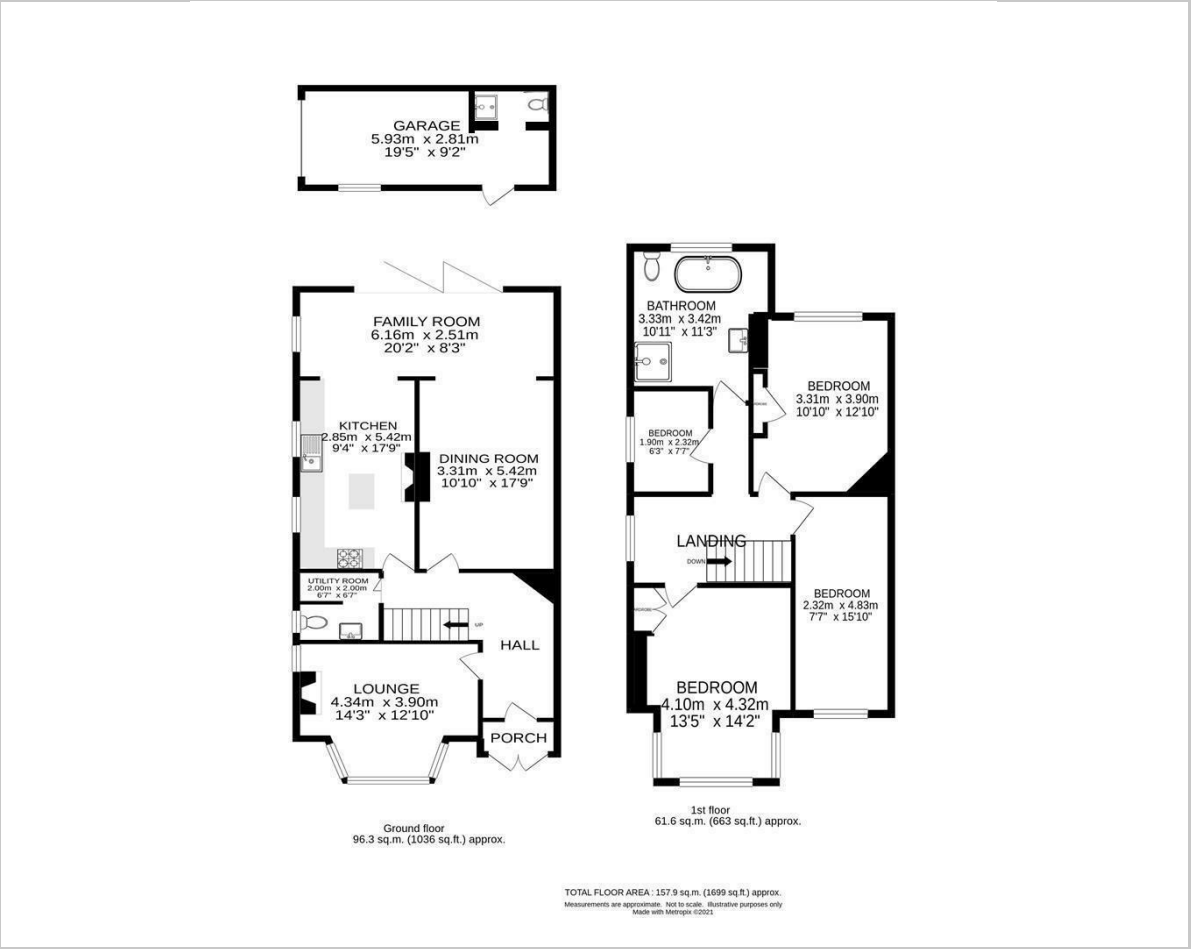
With Velux windows, laminate flooring, obscure double glazed composite doors, modern shower and WC.

Currently used as a playroom but has flexible use as a home office, gym or entertainment room.





Floor Plan

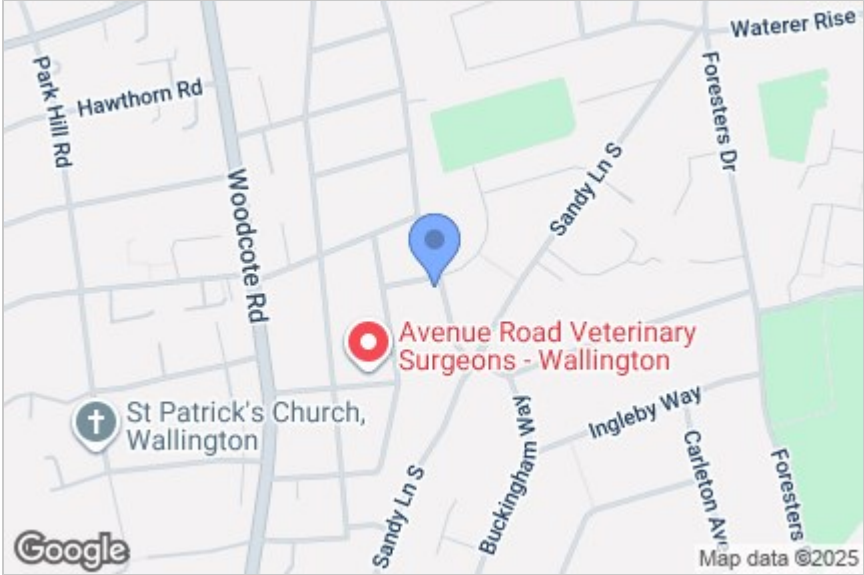


Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

