



Flat 60 Hendfield Court, 22 Beddington Gardens,  
Wallington. SM6 0JO



Guide price £295,000

**WH WATSON HOMES**  
Estate Agents

## **Flat 60 Hendfield Court, 22 Beddington Gardens, Wallington, SM6 0JQ**

CHAIN FREE! A chance to acquire a spacious and well presented two bedroom top floor lift serviced apartment, situated in a prime central Wallington location. An ideal purchase for first time buyers, downsizers and investors alike!

This lovely property offers two good sized bedrooms, a well appointed kitchen, a modern bathroom with separate WC, a spacious hall with ample storage and a large reception room with dual aspect windows. One of the standout features is the private balcony with stunning views across London! There is also the benefit of a security phone entry system, double glazing and a renewed lease on completion. Outside there is a garage en-bloc, well maintained communal grounds and visitors parking.

Hendfield Court is ideally located to be close to Wallington town centre and train station with an abundance of shops, amenities and transport links nearby. A viewing is recommended to appreciate the size and space of this superb property.

# 22 Beddington Gardens

Wallington, SM6 0JQ

### Accommodation

Security phone entry system, door into Communal Hallway. Lifts and stairs to top floor (7th floor) and property entrance.

### Hallway

Three built in storage cupboards, (one housing water tank, one with space for tumble dryer), security phone entry system, modern electric storage heater, laminate flooring.

### Living Dining Room

Modern electric heater, fitted carpet, double glazed window to side and rear aspect, door to private balcony with electric canopy/blind and panoramic views across London.

### Private Balcony

### Kitchen

Range of fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, space for cooker washing machine and fridge freezer, tiled splashback, laminate flooring, double glazed window to rear aspect, serving hatch.

### Bedroom One

Built-in wardrobe, fitted carpet, modern electric storage heater, double glazed





full length window to side aspect

### Bedroom Two

Modern electric heater, built in cupboard, fitted carpet, double glazed window to side aspect.

### Bathroom

Shower cubicle with sliding door, electric 'Triton' shower, vanity wash hand basin with brushed gold mixer tap and storage below, tiled walls, laminate flooring, heated towel rail, extractor fan.

### Separate WC

Enclosed WC, tiled walls, laminate flooring.

### Outside

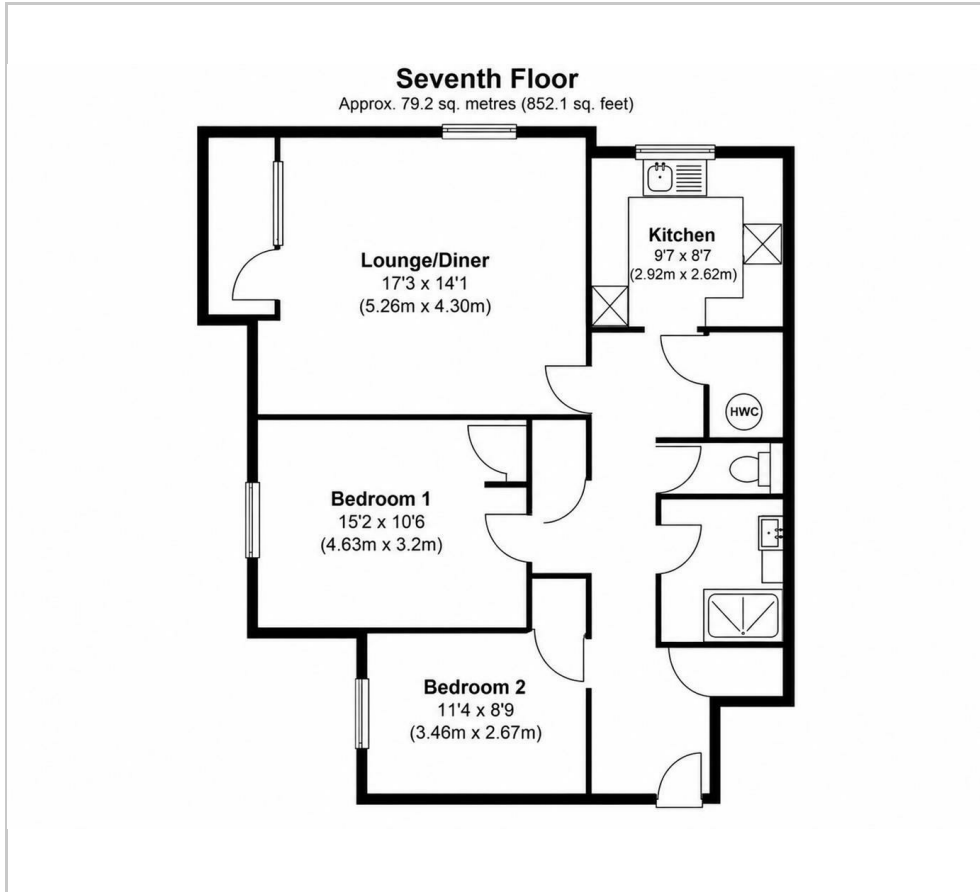
Garage en-bloc



### BUYER'S INFORMATION

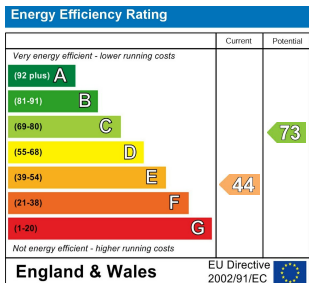
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## Floor Plan



## Additional Information

Lived here 4 years - both buying with partners now and selling no chain.  
 Heating - modern electric heaters installed approx 3yrs old.  
 Flooring changed kitchen/bathroom and hallway last year  
 General redecoration  
 Bath and toilet retiled  
 Garage en bloc and visitors spaces  
 Lift in block  
 Residents very helpful and friendly  
 Happy to leave wardrobes if desired



## Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this

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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