



Royston Avenue, Wallington SM6 8HY

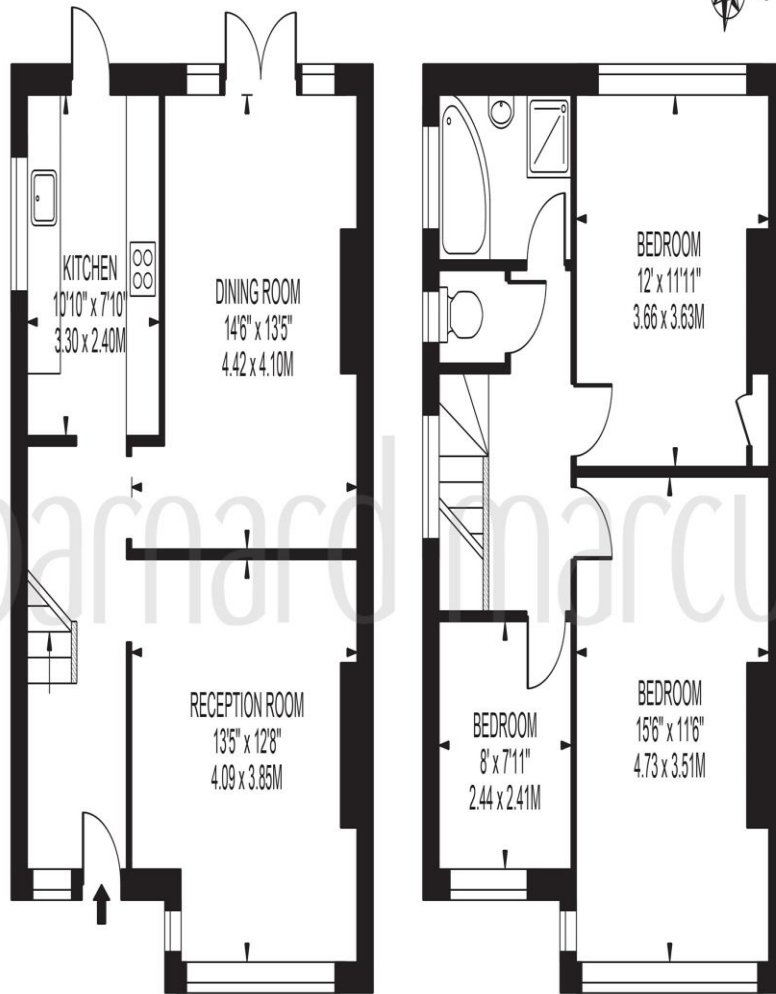
welcome to
Royston Avenue, Wallington

Peacefully nestled away on Royston Avenue, this stunning example of a three bedroom semi-detached family home finished in a contemporary style throughout. First impressions count for a lot, and as you enter this house which occupies a wide plot and is set back from the road, you immediately sense both space and light in abundance. Most importantly of all, the house enjoys a welcoming feel having been beautifully maintained by the existing owners. Specifically the house hosts three bedrooms, a lovely bay fronted main lounge, dining room, stylish fitted kitchen, luxury four piece bathroom and a mature landscaped rear garden. There is of course further potential to extend into the loft and rear subject to the necessary planning consents. Royston Avenue is well served by a plethora of outstanding local schools, not to mention transport links and amenities. Call now to arrange your open house slot before it's too late!



ROYSTON AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1034 SQ FT - 96.03 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Royston Avenue, Wallington

- THREE BEDROOM SEMI-DETACHED HOUSE
- LOVELY QUIET ROAD
- CLOSE TO LOCAL SCHOOLS INC WILSONS AND WALLINGTON BOYS
- MATURE REAR GARDEN
- MODERN FITTINGS THROUGHOUT

Tenure: Freehold EPC Rating: D

£575,000



view this property online [barnardmarcus.co.uk/Property/WLG105455](https://www.barnardmarcus.co.uk/Property/WLG105455)

Please note the marker reflects the postcode not the actual property



Property Ref:
WLG105455 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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