



  
barnard  
marcus  
**for sale**  
020 8669 7883  
barnardmarcus.co.uk

**London Road, Wallington SM6 7EA**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**London Road, Wallington**

Enjoying a lovely spot overlooking the green open spaces of Beddington Park, this completely refurbished house benefits from a large driveway.



Enjoying a lovely spot overlooking the green open spaces of Beddington Park, this completely refurbished house benefits from a large driveway. The house was skilfully renovated a couple of years ago from top to bottom, with a thoughtful combination of space, light and high specification finish. The house is deceptively deep having benefitted from a substantial rear extension; this makes for vast entertaining spaces in the form of a 12ft x 10ft lounge and 19ft x 11ft x 6 dining room opening onto the garden. Both the kitchen and bathroom are immaculately presented and all three bedrooms are easily accessible on the first floor. Presented to the market with no onward chain and situated only minutes from Hackbridge station, we thoroughly recommend early internal inspection to avoid disappointment.



**check out more properties at** [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



welcome to

## London Road, Wallington

- THREE BEDROOM HOUSE
- LARGE REAR EXTENSION
- VAST ENTERTAINING SPACES
- CHAIN FREE
- GREAT LOCATION CLOSE TO HACKBRIDGE STATION

Tenure: Freehold EPC Rating: E

**£550,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:  
WLG105715 - 0003

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.

**Not for marketing purposes INTERNAL USE ONLY**



**020 8669 7883**



[wallington@barnardmarcus.co.uk](mailto:wallington@barnardmarcus.co.uk)



Canon Court, Manor Road, WALLINGTON,  
Surrey, SM6 0AP



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)