



barnard marcus

**Croydon Road, Wallington CR0 4PA**

  
**barnard  
marcus**

**welcome to**

## **Croydon Road, Wallington**

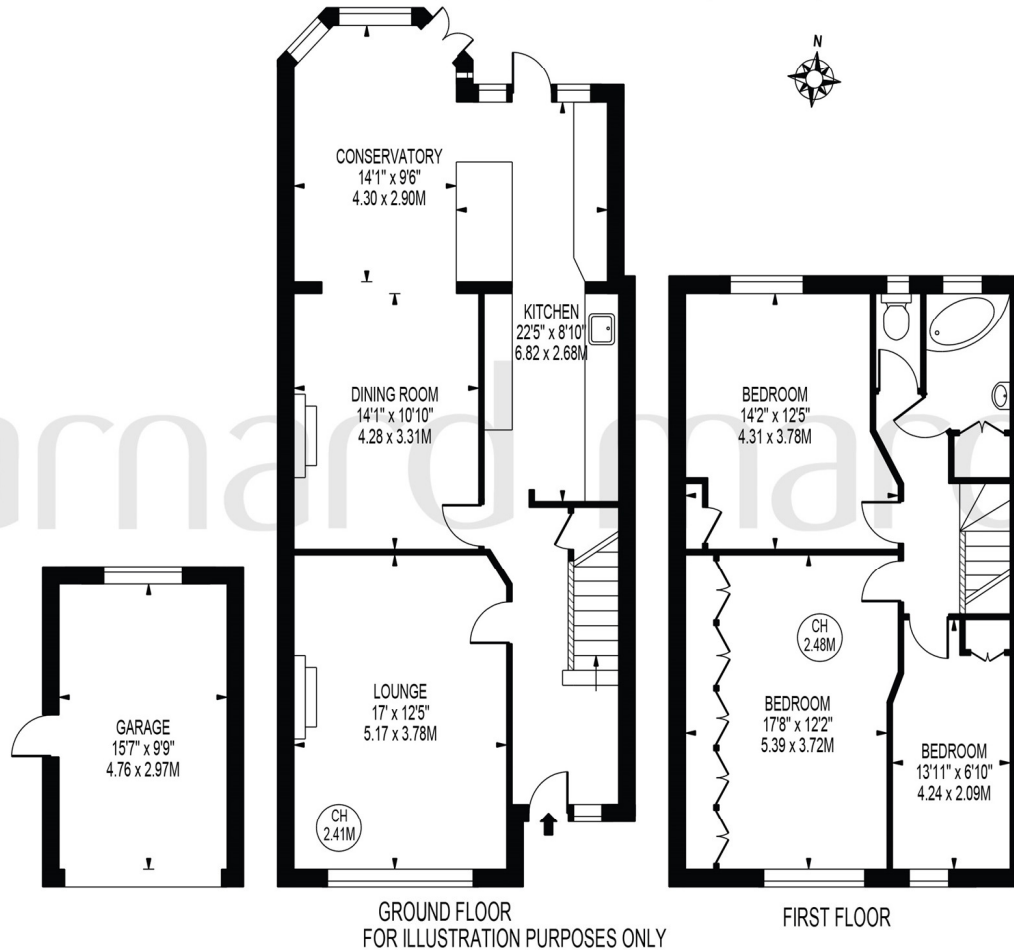
This outstanding three-bedroom extended family home boasts bright and modern interiors and a lovely blend of living and entertaining spaces. Downstairs presents several options for you to cater for a large family and guests, with a charming lounge to the front and at the rear, find a generous yet cosy second reception, stunning conservatory/dining room and a contemporary fitted kitchen. The conservatory overlooks and opens onto the pretty landscaped garden which itself is a good size and home to a garage. Upstairs incorporates three light and airy double bedrooms with ample built in storage and the family bathroom with separate w/c. The house offers further scope to extend into the loft to create more living space, subject to the usual planning consents. The house is situated within a few minutes' walk from Waddon station and within close proximity from the areas many reputable schools including Wilsons, Wallington boys and Wallington girls. Houses of this calibre are few and far between, therefore we suggest early internal inspection to avoid disappointment.



## CROYDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1416 SQ FT - 131.52 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 152 SQ FT - 14.14 SQ M



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

## Croydon Road, Wallington

- THREE BEDROOM MID-TERRACED
- VAST ENTERTAINING SPACES
- CONSERVATORY
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM

Tenure: Freehold EPC Rating: C

offers in excess of

**£550,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WLG105699](https://www.barnardmarcus.co.uk/Property/WLG105699)



Property Ref:  
WLG105699 - 0018

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8669 7883**



wallington@barnardmarcus.co.uk



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



**barnardmarcus.co.uk**