



barnard marcus

Croydon Road, Wallington CR0 4PA

welcome to

Croydon Road, Wallington

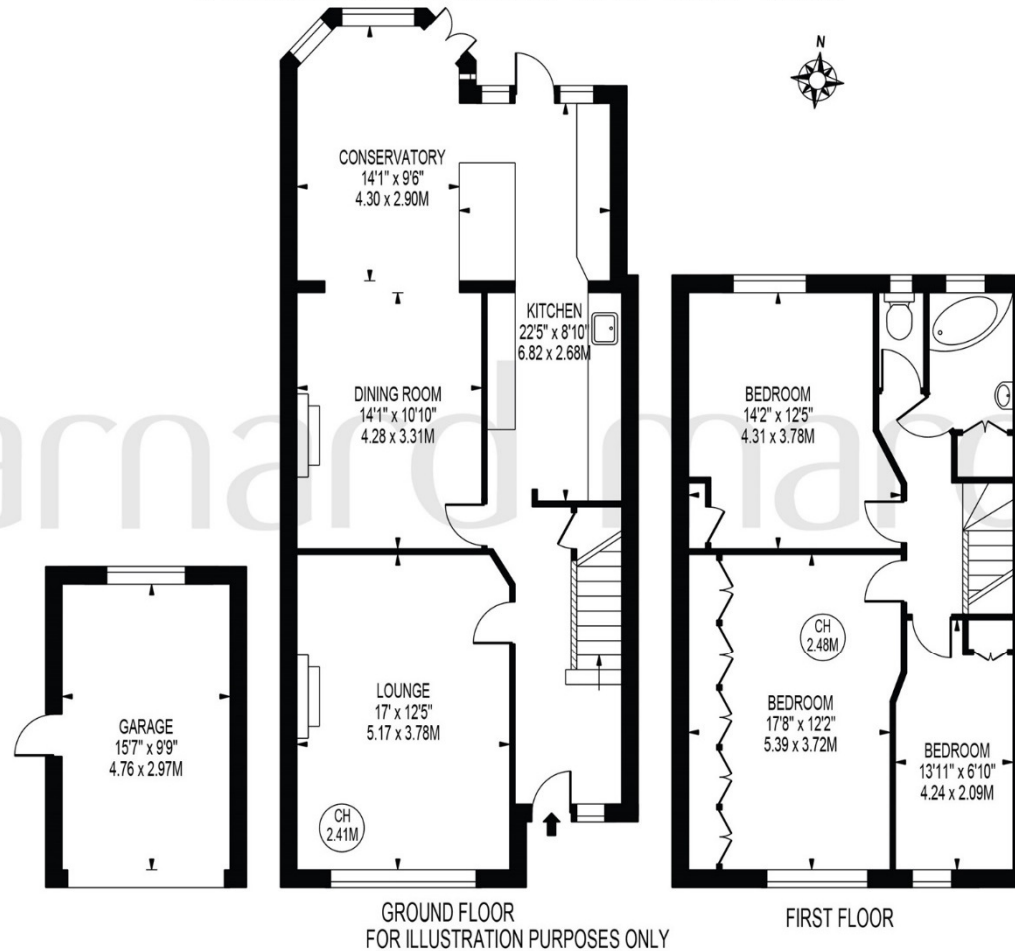
Located on the ever-popular Croydon Road in Wallington, this spacious and well-maintained three double bedroom mid-terrace home offers generous living accommodation and is presented in excellent condition throughout. The ground floor features two bright and versatile reception rooms, ideal for both relaxing and entertaining. A modern, well-equipped kitchen sits adjacent to a charming conservatory, which provides a peaceful outlook and access to the rear garden - perfect for use as a dining area, playroom, or home office. Upstairs, the property offers three well-proportioned double bedrooms, all tastefully decorated, along with a contemporary family bathroom. Externally, the property benefits from a private rear garden and a garage to the rear, providing convenient off-street parking or additional storage space. With excellent local schools, shops, and transport links nearby, this is a fantastic opportunity for families looking to settle in a desirable South London location.



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.

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- THREE SPACIOUS DOUBLE BEDROOMS
- TWO SEPERATE RECEPTIONS ROOMS
- MODERN KITCHEN AND AJOINING CONSERVATORY
- WELL MAINTAINED PRIVATE REAR GARDEN
- GARAGE WITH REAR ACCESS

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG105699



Property Ref:
WLG105699 - 0028

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.



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