



barnard marcus

Ferrers Avenue, Wallington SM6 8HD



welcome to

Ferrers Avenue, Wallington

In a quiet and popular location only moments from Beddington Park, this bright and beautiful four-bedroom family home is decked with character features.



In a quiet and popular location only moments from Beddington Park, this bright and beautiful four-bedroom family home is decked with character features. The ground floor presents an abundance of entertaining space, hosting two large living rooms both centred around pretty fireplaces, and an amazing kitchen/dining room which would inevitably become the hub of the home. At the rear find a sizeable double bedroom which even boasts its own luxury en-suite shower facility, perfect for accommodating guests. The rear garden is mature and peaceful having been well cared for by the existing owners and there is also a utility area off the kitchen. The first floor encompasses three more bedrooms, all of which are good sizes and the contemporary family bathroom suite. There is further scope to extend into the loft subject to the usual planning consents. Ferrers Avenue is such a peaceful setting situated within easy reach of the areas well regarded local schools including Wilson's, Wallington Boys and Wallington Girls. Call now to fully appreciate the impressive accommodation on offer.



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welcome to

Ferrers Avenue, Wallington

- STUNNING SEMI-DETACHED FAMILY HOME
- PERIOD FEATURES
- UTILITY AREA
- MATURE REAR GARDEN WITH REAR ACCESS
- TWO BATHROOMS

Tenure: Freehold EPC Rating: D

£680,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLG105792 - 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.



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