



barnard marcus

Royston Avenue, Wallington SM6 8HY



welcome to

Royston Avenue, Wallington

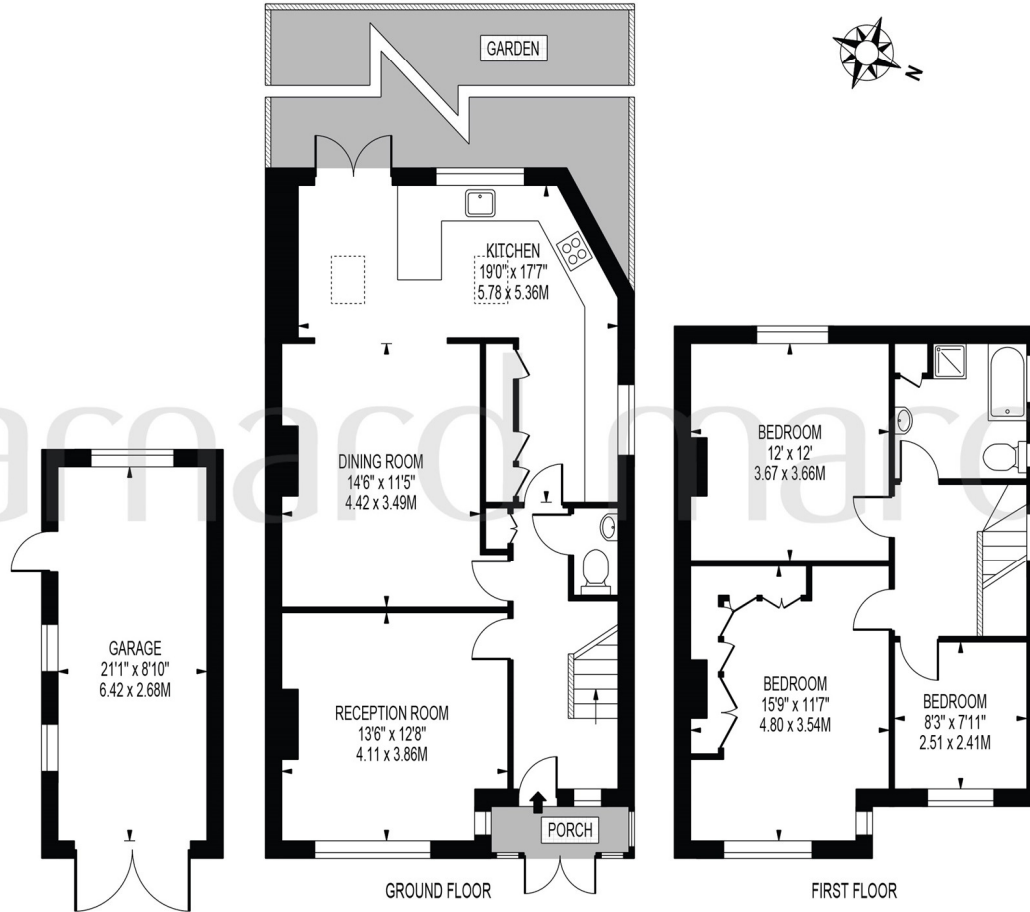
Situated in a popular Wallington location, this extended and beautifully presented three-bedroom semi-detached family home is ready to move straight into and enjoy! The existing owners have remained at the house for several years and during their time, have thoughtfully adapted and maintained the property for family living. On the ground floor find two bright and generous reception rooms both of which boast feature fireplaces and high ceilings. The rear extension has helped create a stunning kitchen/diner which overlooks and opens onto the spacious and mature rear garden. The garden is an ideal space to unwind or enjoy family time and benefits from a large garage which is great for storage. Upstairs is host to all three light and airy bedrooms and a well-appointed family bathroom suite. Royston Avenue is a quiet setting found within easy reach of the areas well regarded local schools including Wilson's, Wallington Boys and Wallington Girls. It is also well served by a multitude of amenities and transport links making this location a popular choice for families.



ROYSTON AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1218 SQ FT - 113.19 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 185 SQ FT - 17.21 SQ M



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.

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- SEMI-DETACHED FAMILY HOME
- EXTENDED
- TWO RECEPTION ROOMS
- STUNNING KITCHEN
- MATURE REAR GARDEN

Tenure: Freehold EPC Rating: D

offers in excess of

£580,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WLG105757](https://www.barnardmarcus.co.uk/Property/WLG105757)



Property Ref:
WLG105757 - 0008

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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