



barnard marcus

Rookwood Avenue, Wallington SM6 8HG



welcome to

Rookwood Avenue, Wallington

Situated in a popular residential location within easy reach of the areas many reputable schools, this smartly presented three-bedroom family home on Rookwood Avenue. This charming home has remained in the same family for many years and boasts well-balanced accommodation across two floors. Downstairs features two generous reception rooms, large eat-in kitchen, office, garage (used for storage) and a mature rear garden which also hosts a lovely summer house. The first floor, which is bathed in natural light, encompasses three bedrooms and a modern bathroom suite. There is further potential to extend at the rear and loft, subject to the usual planning consents. Rookwood Avenue is a peaceful setting only moments from Beddington Park and within close proximity to Wilson's and Wallington boys' school. Viewing is highly advised!

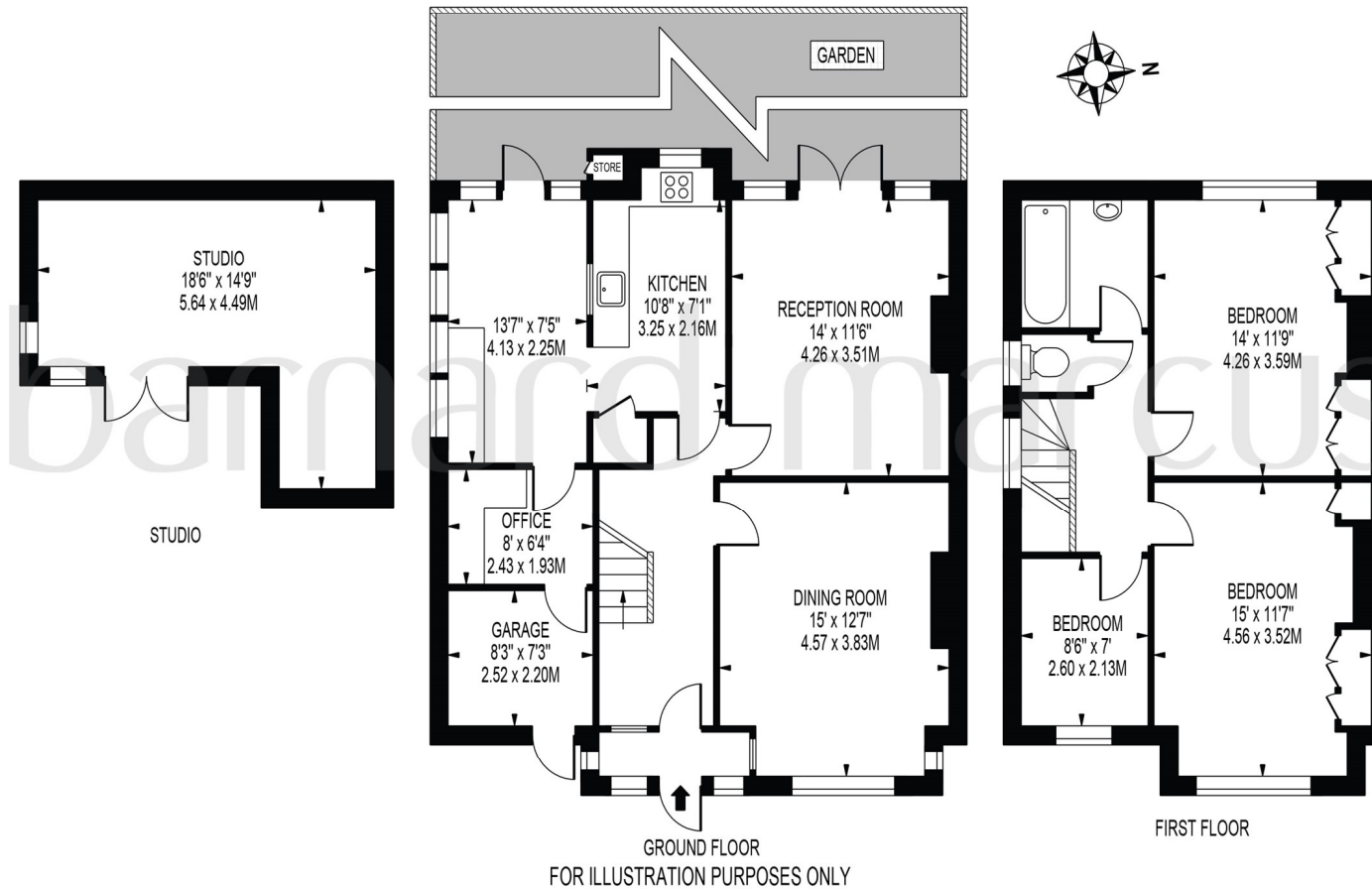


ROOKWOOD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1262 SQ FT - 117.28 SQ M
(EXCLUDING STORE, STUDIO & GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF STUDIO: 189 SQ FT - 17.60 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 60 SQ FT - 5.54 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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Rookwood Avenue, Wallington

- THREE BEDROOM FAMILY HOME
- SEMI-DETACHED
- TWO RECEPTION ROOMS
- SUMMER HOUSE
- GARAGE

Tenure: Freehold EPC Rating: D

£622,500



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WLG105823](https://www.barnardmarcus.co.uk/Property/WLG105823)



Property Ref:
WLG105823 - 0008

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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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