



Hamilton Way, South Wallington SM6 9NJ

welcome to

Hamilton Way, South Wallington

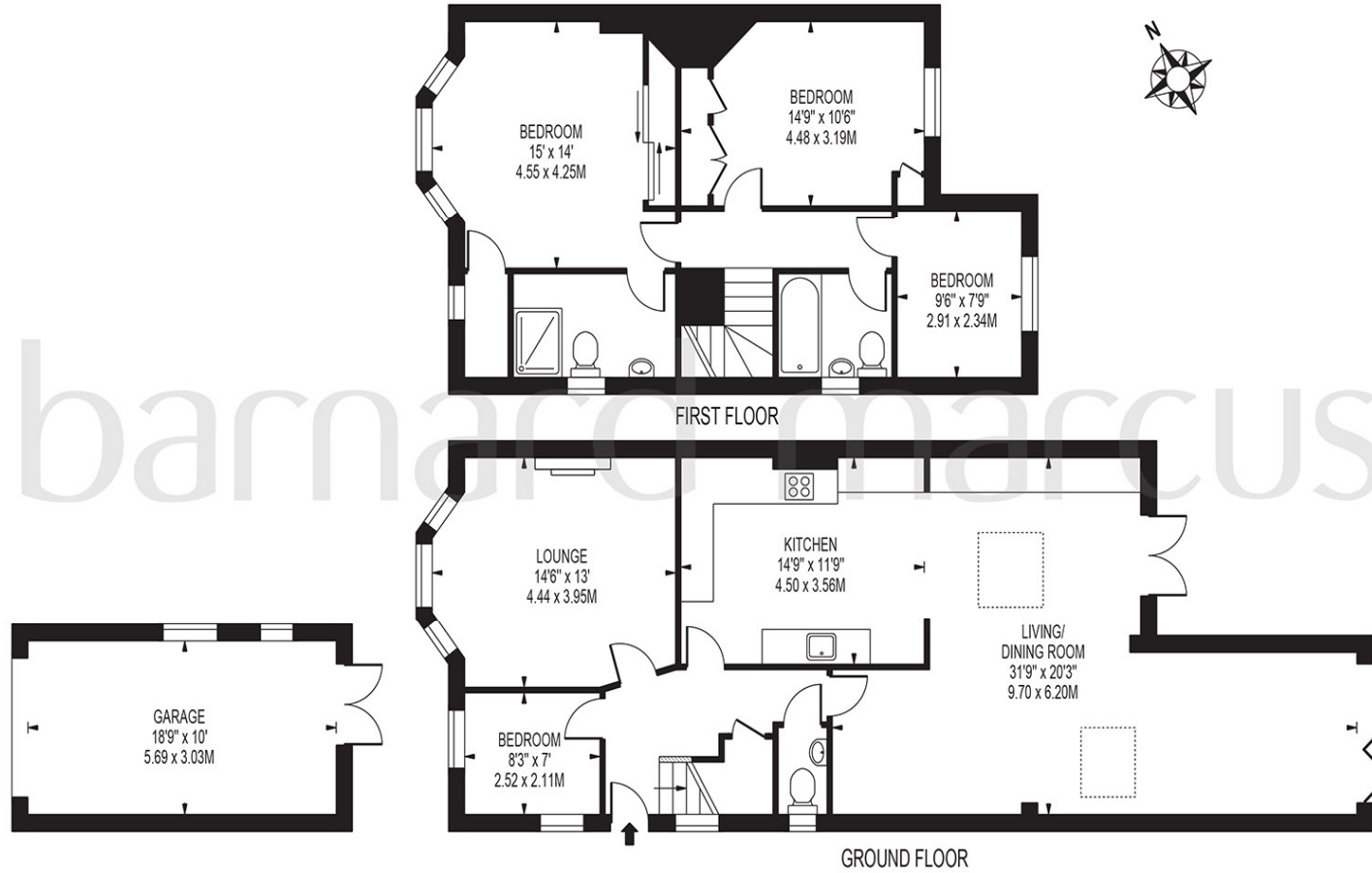
Set in a prime South Wallington location, this absolutely stunning three/four bedroom extended semi-detached family home really needs to be seen to be appreciated. As you enter the house you are immediately greeted with a tangible sense of space and light, with this theme continuing throughout the property; none more so than the 31ft x 20ft open plan kitchen/reception which provides the perfect platform to entertain and will inevitably become the hub of the home. The kitchen boasts a high spec finish, incorporating ample cabinetry and worktop space, integrated double oven, cooker, extractor, and room for an American style fridge/freezer. Two sets of double doors allow easy access onto the garden which is a great size and mostly laid to lawn. To the front find a bright office/bedroom (depending on one's preference), generous yet cosy lounge and a handy downstairs WC. The first floor encompasses three double bedrooms, with the master boasting its own luxury en-suite facility. There is also a well-appointed family bathroom, with further potential to extend into the loft & side, subject to the necessary planning approval. The house occupies a wide plot, boasting side access, large garage and driveway fit for multiple vehicles. Hamilton Way is a popular South Wallington location, set within easy reach of Wilson's school, Wallington high school for girls and Wallington country grammar school. Wallington town centre and station is also within easy reach. Chain free!



HAMILTON WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1591 SQ FT - 147.80 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 186 SQ FT - 17.24 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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- CHAIN FREE
- THREE/FOUR BEDROOMS
- LARGE DRIVEWAY
- 31FT x 20FT KITCHEN/LOUNGE
- GARAGE

Tenure: Freehold EPC Rating: D

£775,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WLG105103](https://www.barnardmarcus.co.uk/Property/WLG105103)



Property Ref:
WLG105103 - 0010

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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