

property details **approval form**

25 Queenswood Avenue, Wallington, Surrey, England, SM6 8HP

Date: 29 August 2024

Property Ref and Version: WLG104422 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£850,000

Tenure: Freehold

>> **key features**

- > STUNNING SEMI-DETACHED FAMILY HOME
- > ARRANGED OVER THREE FLOORS
- > DRIVEWAY
- > GARDEN HOUSE
- > UTILITY ROOM
- > LUXURY INTERIORS THROUGHOUT
- > NEW WINDOWS THROUGHOUT
- > TWO BATHROOMS
- > EPC Rating: Awaiting

>> **short description**

Set back behind its driveway and having been the subject of the most meticulous refurbishment plan we have seen for some time, this sensational four-bedroom semi-detached family home arranged over three floors.

>> **long description**

Set back behind its driveway and having been the subject of the most meticulous refurbishment plan we have seen for some time, this sensational four-bedroom semi-detached family home arranged over three floors. Little expense has been spared in creating an opulent and practical family home fit for the most discerning of purchasers. Entertaining spaces are vast and varied, with an inviting lounge and stunning kitchen/breakfast room separated by bespoke glass doors. The garden itself is a great size yet easy to maintain, whilst at the rear, find an amazing multi-purpose outhouse which is guaranteed to impress visitors. The ground floor features do not stop there, with a utility room/WC situated off the entrance hallway plus a further study room, ideal for home working. The first floor is host to three bright bedrooms and a luxurious four-piece bathroom suite incorporating a rolltop bath and walk-in shower. Completing what is truly inimitable accommodation is the principal bedroom, which boasts a fantastic en-suite shower room and every lady's dream, a generous walk-in wardrobe. Queenswood Avenue is a great location, well served by highly regarded local schools including Wilsons and Wallington boys. Wallington station can only be found nearby as well as the award-winning Beddington Park.

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Your Barnard Marcus office: Canon Court, Manor Road, WALLINGTON, Surrey, SM6 0AP

T 020 8669 7883 E wallington@barnardmarcus.co.uk

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>> floor plan

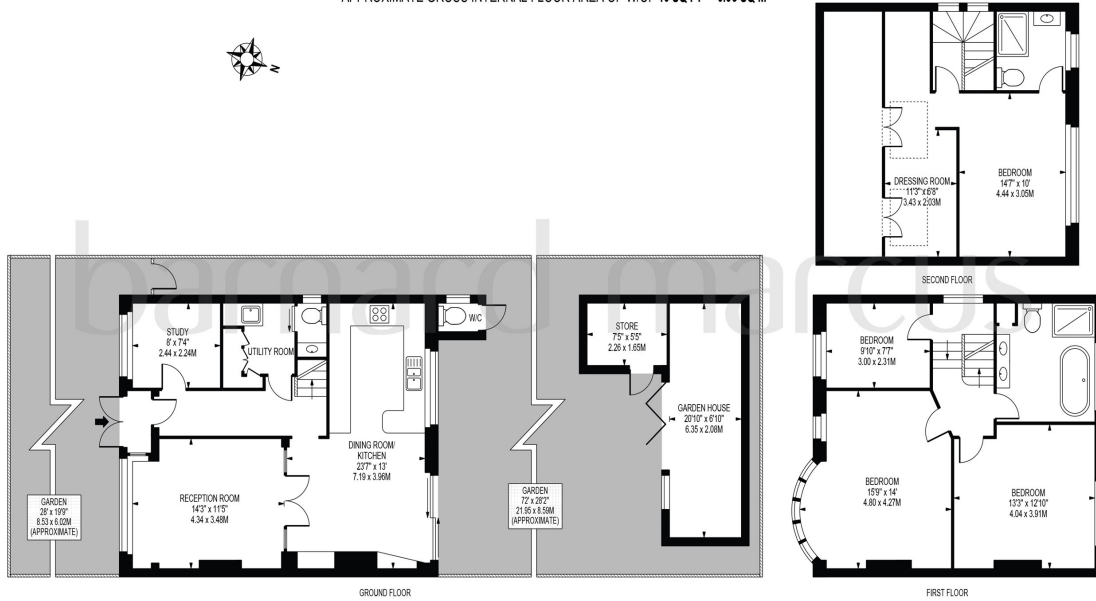
QUEENSWOOD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1758 SQ FT - 163.32 SQ M
(INCLUDING RESTRICTED HEIGHT AREA, EXCLUDING GARDEN HOUSE, STORE & W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 120 SQ FT - 11.15 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN HOUSE & STORE: 183 SQ FT - 17.00 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF W/C: 10 SQ FT - 0.93 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.

>> approval

Signature

Date

Signature	Date
Daniel Cross	
Mr D. Grinham	

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