



barnard marcus

The Bridle Way, Wallington SM6 8EJ



welcome to

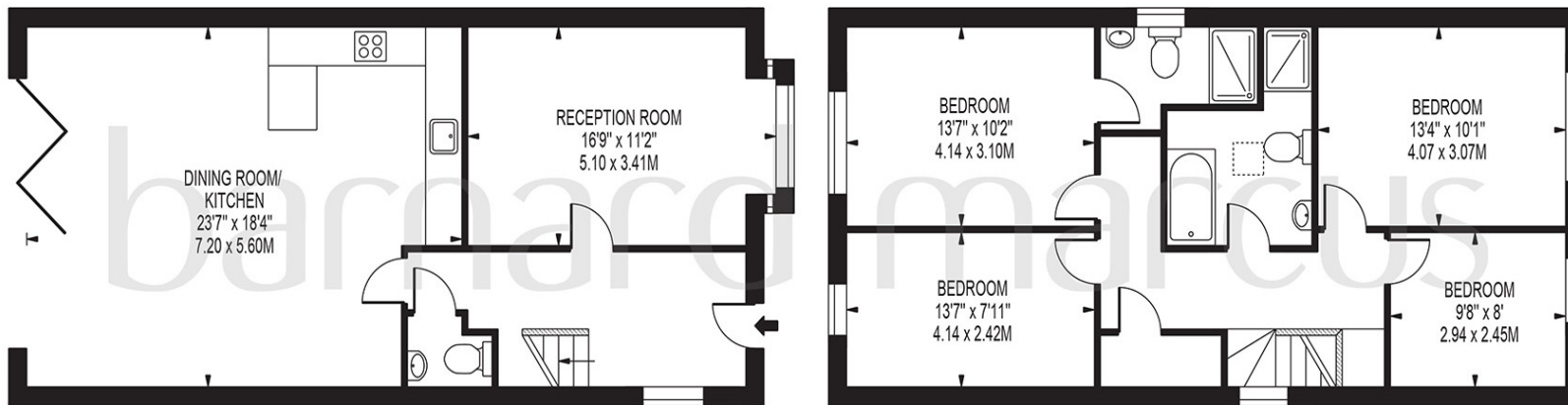
The Bridle Way, Wallington

Welcome to the Bridle Way, a rarely available detached luxury home in a peaceful setting, boasting four double bedrooms, two bathrooms and a sizeable driveway. This home has been meticulously designed for practical family living and finished to an opulent standard throughout, fit for the most discerning of purchasers. There is no shortage of living and entertaining spaces, with downstairs featuring a spacious yet cosy bay fronted lounge and a simply breath-taking open plan kitchen/reception room spanning 23ft 7 x 18ft 4 with bi-fold doors opening onto the garden. The first floor incorporates all four bedrooms, all of which are bright and well proportioned, as well as a contemporary four-piece family bathroom suite. The principal bedroom also benefits from a stunning en-suite shower room. A 'Loxone' smart home system has been installed throughout the property allowing the heating, lighting and even music to be controlled by room; this can also be utilised remotely and is a modern system designed with energy efficiency and security in mind. The house enjoys an attractive external profile and benefits from a large driveway. The Bridle Way is a quiet environment yet ideally placed for access to Wallington station and high street, including the areas desirable local schools such as Wilson's, Wallington County Grammar and Wallington High school for girls. All in all, this home really does raise the bar in practical family living and needs to be seen to be truly appreciated.



THE BRIDAL WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1444 SQ FT - 134.18 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.

welcome to

The Bridle Way, Wallington

- FOUR DOUBLE BEDROOM DETACHED HOME
- NEWLY BUILT (BE THE LUCKY FIRST OWNER)
- TWO BATHROOMS
- DRIVEWAY
- QUIET SETTING WITHIN EASY REACH OF SOUGHT AFTER SCHOOLS

Tenure: Freehold EPC Rating: B

£750,000



view this property online [barnardmarcus.co.uk/Property/WLG105746](https://www.barnardmarcus.co.uk/Property/WLG105746)



Property Ref:
WLG105746 - 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.

Please note the marker reflects the
postcode not the actual property


barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)