



barnard marcus

Demesne Road, Wallington SM6 8EW

welcome to

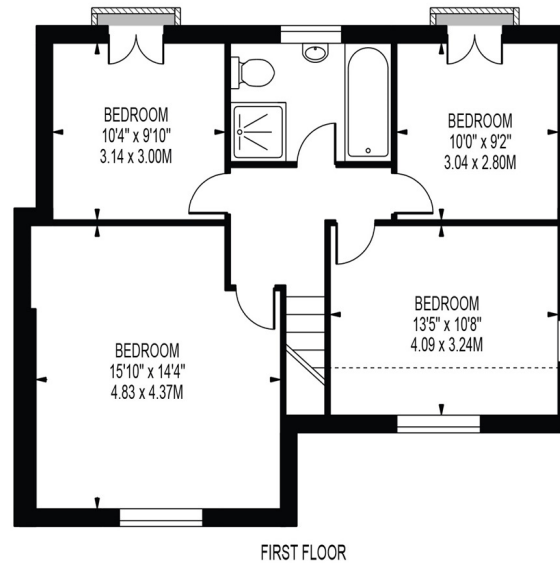
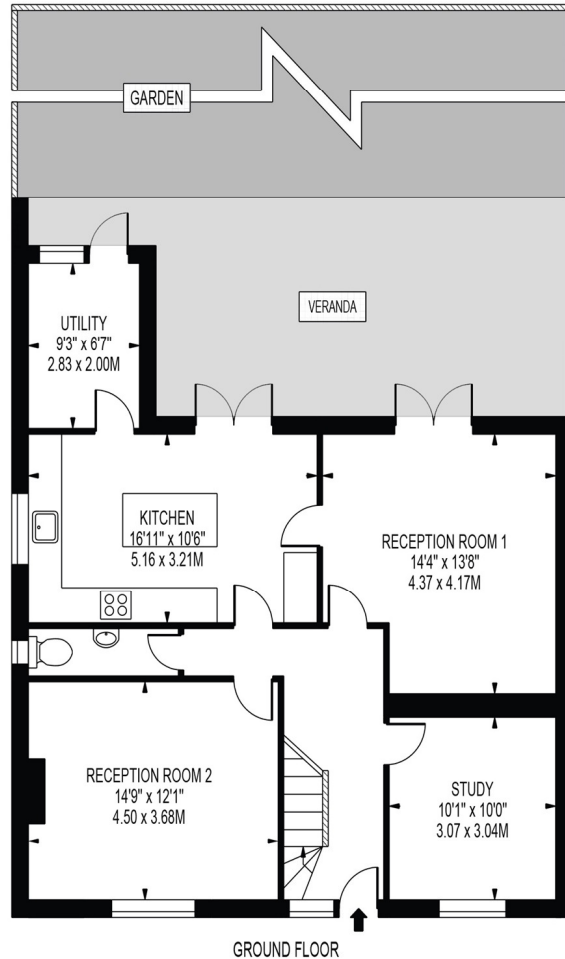
Demesne Road, Wallington

A substantial detached family home on a sizeable plot, featuring the most unique garden we have seen for some time. This elegant family home benefits from a meticulous refurbishment and exudes light and space throughout, a theme prevalent as soon as you enter the wide entrance hallway. The ground floor is host to two generous reception rooms, both spacious yet emit a cosy ambience. There is also a separate study, utility room, downstairs WC, and a contemporary kitchen/diner which centres around an impressive island. The mature garden, which can be accessed from the side, is vast in length and width and presents unlimited potential. There is also an amazing veranda giving a continental feel. On the first floor find four double bedrooms, two of which enjoy charming views of the garden from the Juliet balcony, as well as a well-appointed family bathroom suite. There is further scope to extend at the rear to create more entertaining space, subject to the usual planning consents. The house is set back from the road behind its driveway and pretty front garden, ideally situated for access to the green open expanses of Beddington Park and the areas reputable local schools including Wilson's, Wallington Grammar and Wallington High. Chain free!



DEMESNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1575 SQ FT - 146.32 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

Demesne Road, Wallington

- DETACHED DOUBLE FRONTED FAMILY HOME
- AMAZING REAR GARDEN
- DUEL DRIVEWAY
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

offers in excess of

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG101828



Property Ref:
WLG101828 - 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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