



Queenswood Avenue, Wallington SM6 8HN

welcome to

Queenswood Avenue, Wallington

This delightful three-bedroom semi-detached family home presents a wonderful opportunity for those looking to create their dream space. Upon entering, you are welcomed by a light-filled hallway that leads to two generous reception rooms, perfect for family living and entertaining guests. The property already has a double-height rear extension and offers further potential to extend (stpp) or customise the existing space to suit your lifestyle. There is a well-proportioned kitchen, which, while in need of a little updating, provides a functional space for your culinary adventures. Upstairs, you will find three good-sized bedrooms. Outside, the stunning rear garden is a true gem, offering a peaceful retreat for relaxation, gardening, or children's play. The garden is well-maintained and provides ample space for outdoor activities, barbecues, and enjoying the fresh air. The home also boasts an integral garage and a driveway, providing off-street parking for multiple vehicles-a significant advantage for family living. Located in a desirable area, this property is within close proximity to great schools, making it an ideal choice for families seeking a safe and convenient environment for their children. With its combination of space, potential, and location, this home is a fantastic opportunity for anyone looking to settle in a welcoming community.

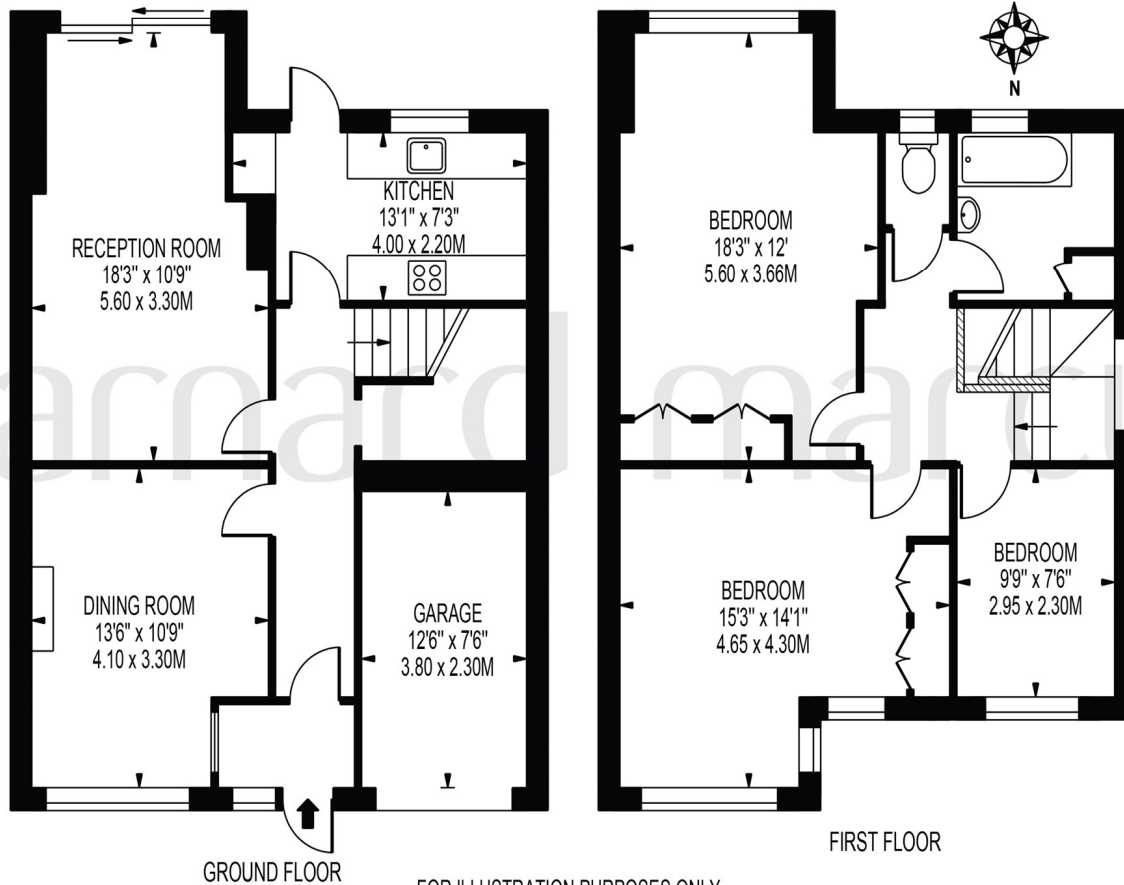


QUEENSWOOD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1178 SQ FT - 109.42 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 94 SQ FT - 8.74 SQ M



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- THREE BEDROOM SEMI DETACHED FAMILY HOME
- DRIVEWAY & GARAGE
- STUNNING REAR GARDEN
- 2 SPACIOUS RECEPTION ROOMS
- POTENTIAL TO EXTEND STPP

Tenure: Freehold EPC Rating: C

offers in excess of

£650,000



view this property online barnardmarcus.co.uk/Property/WLG106057



Property Ref:
WLG106057 - 0005

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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Please note the marker reflects the
postcode not the actual property



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