



**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.

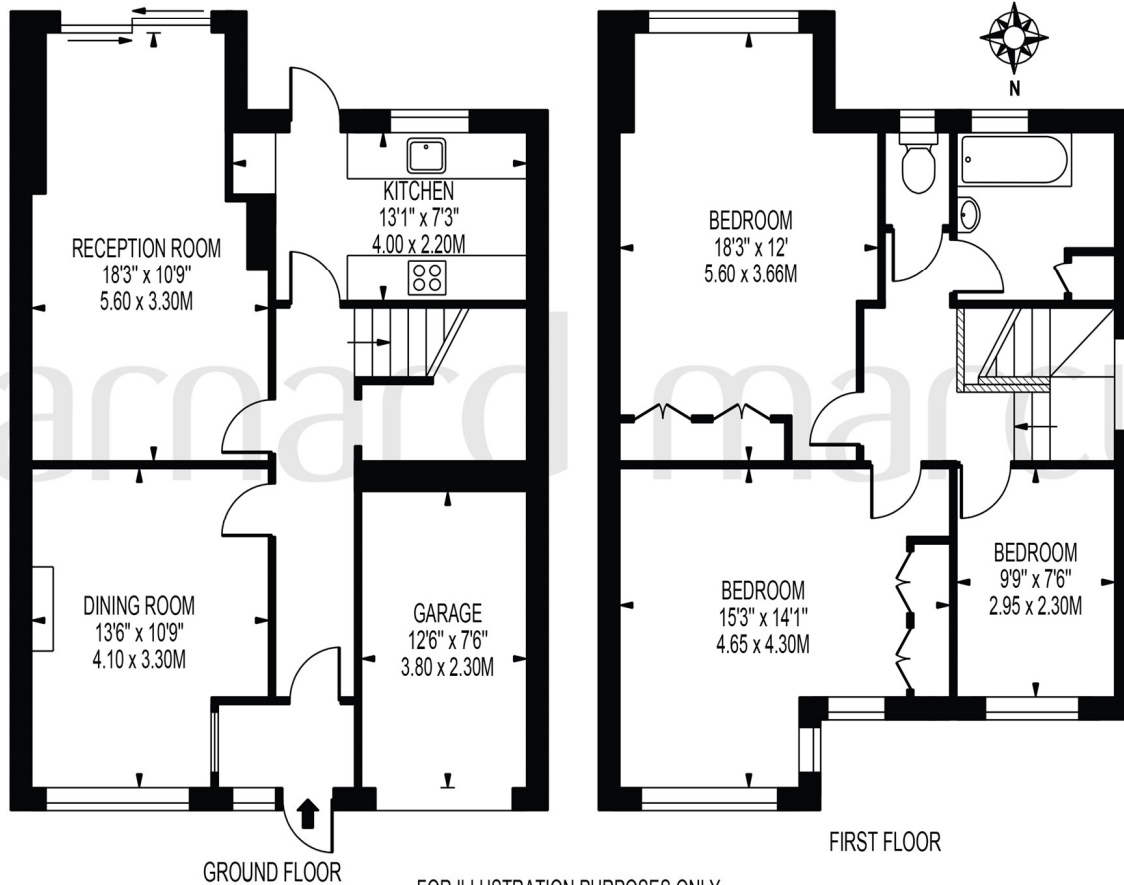


## QUEENSWOOD AVENUE

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



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

## Queenswood Avenue, Wallington

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

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of

**£625,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WLG106057](https://barnardmarcus.co.uk/Property/WLG106057)



Property Ref:  
WLG106057 - 0016

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