



Kestrel Court Carew Road, Wallington SM6 8PW

welcome to

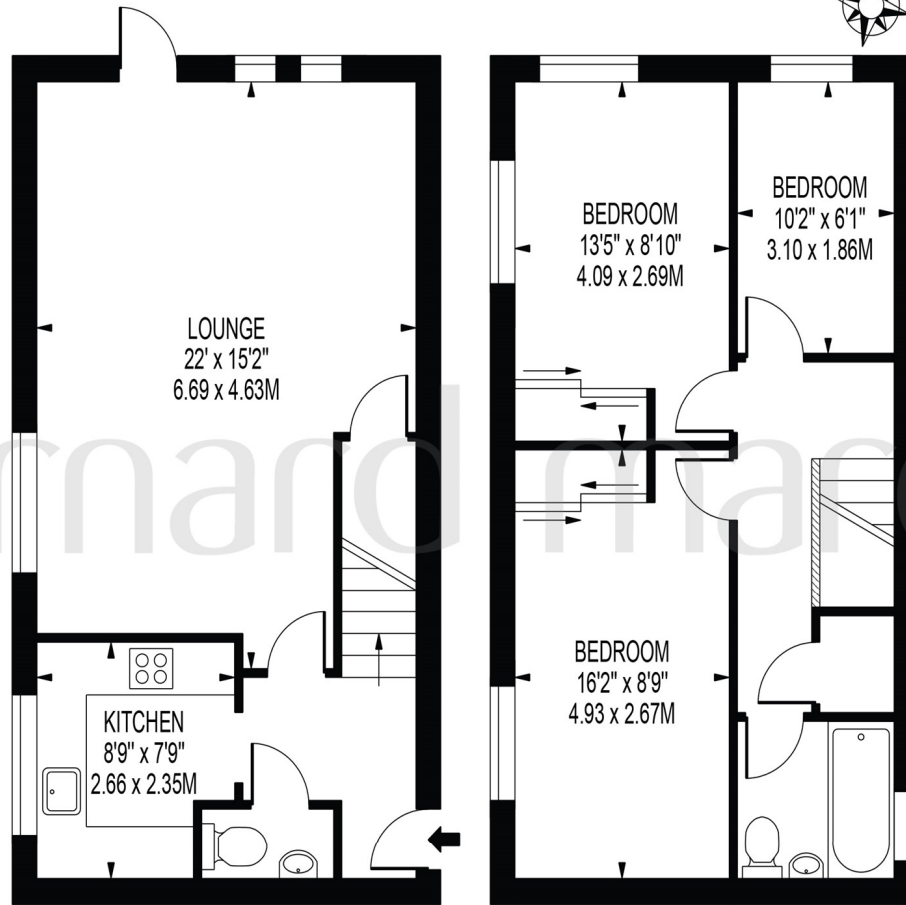
Kestrel Court Carew Road, Wallington

Located in the desirable Kestrel Court development on Carew Road, this three-bedroom mid-terrace house presents a fantastic opportunity for buyers looking to put their own stamp on a well-proportioned home in a sought-after part of Wallington. While the property would benefit from some modernisation, it offers generous living space and a private garden making it ideal for families, first-time buyers, or investors. The accommodation comprises a spacious living/dining room with direct access to the rear garden, a separate kitchen, and a welcoming entrance hall. Upstairs, there are three bedrooms-two doubles and a single-along with a family bathroom



KESTREL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 893 SQ FT - 82.94 SQ M



GROUND FLOOR

FIRST FLOOR

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

Kestrel Court Carew Road, Wallington

- THREE BEDROOM MID TERRACE HOUSE
- OPPORTUNITY TO PUT YOUR OWN STAMP ON
- CLOSE TO WALLINGTON HIGH STREET AND STATION
- SPACIOUS ACCOMMODATION THROUGHOUT
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106143



Property Ref:
WLG106143 - 0010

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.



barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



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



barnardmarcus.co.uk