

property details **approval form**

5 Longfield Avenue, Wallington, Surrey, England, SM6 7AZ

Date: 27 October 2025

Property Ref and Version: WLG106367 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £525,000

Tenure: Freehold

>> **key features**

- > THREE BEDROOM FAMILY HOME
- > EXPANSIVE 28FT RECEPTION ROOM
- > MODERN KITCHEN AND CONSERVATORY
- > GROUND FLOOR WC AND FAMILY BATHROOM
- > PRIVATE REAR GARDEN
- > CLOSE TO HACKBRIDGE STATION, SCHOOLS AND LOCAL AMENITIES
- > QUIET RESIDENTIAL LOCATION
- > EPC Rating: D

>> **short description**

This charming and spacious three-bedroom family home offers an inviting blend of character, comfort, and convenience. This well-presented property provides generous living space arranged over two floors, making it ideal for families and professionals alike.

>> **long description**

This charming and spacious three-bedroom family home offers an inviting blend of character, comfort, and convenience. With an approximate gross internal area of 1,101 sq. ft, this well-presented property provides generous living space arranged over two floors, making it ideal for families and professionals alike. The home opens via a welcoming porch into a bright and expansive reception room, stretching the full depth of the property. This versatile space is perfect for both entertaining and relaxing, featuring large windows that flood the room with natural light. To the rear, the modern kitchen offers ample worktop and storage space, flowing seamlessly into a delightful conservatory - an ideal dining or relaxation area with direct access to the garden, creating a wonderful indoor-outdoor living experience. A convenient ground floor WC completes this level. Upstairs, the property boasts three bedrooms, including two well-proportioned doubles and a versatile single bedroom, perfect for a child's room, home office, or dressing room. A stylish family bathroom serves this floor, finished with contemporary fittings and a clean, modern design. The private rear garden provides an attractive and easily maintained outdoor space - ideal for family activities, entertaining, or simply unwinding after a busy day. Ideally situated on Longfield Avenue, this property benefits from excellent transport links via Hackbridge Station offering direct connections into Central London.

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>> **directions**

>> **Agent Note**

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>> **room description**

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>> **property images**



Your Barnard Marcus office: Canon Court, Manor Road, WALLINGTON, Surrey, SM6 0AP
T 020 8669 7883 **E** wallington@barnardmarcus.co.uk

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>> **property images**



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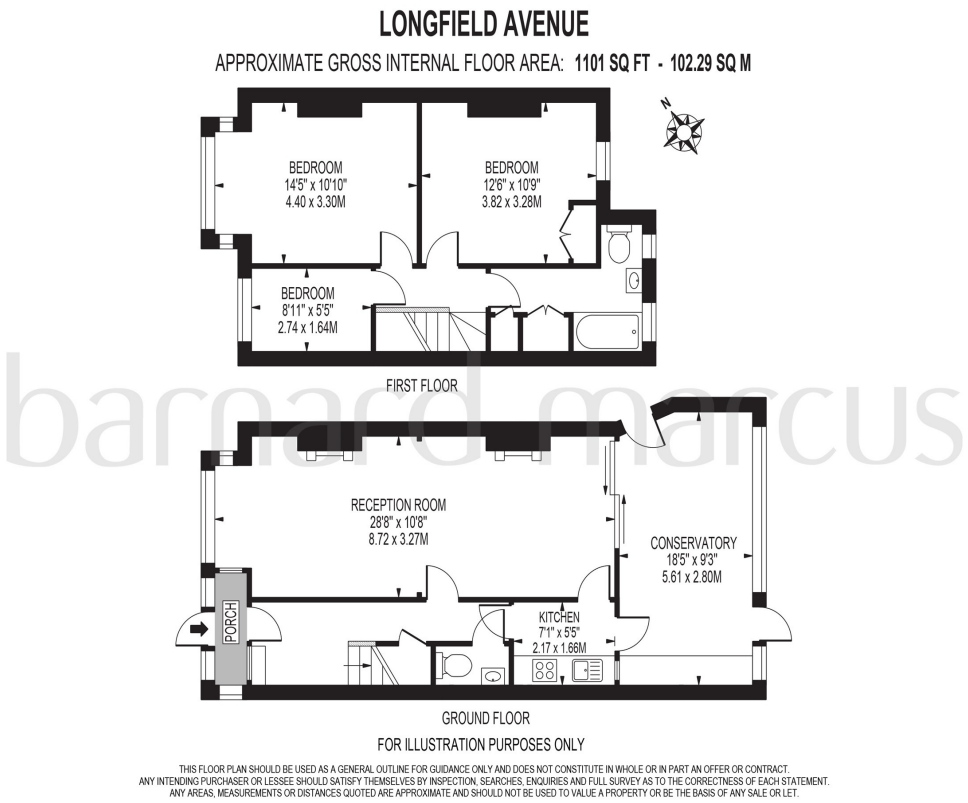
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> > property images

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>> floor plan



>> approval

	Signature	Date
Rebecca Comby	Rebecca Comby	27.10.2025
Mrs J.B. Davis		