



Longfield Avenue, Wallington SM6 7AZ

welcome to

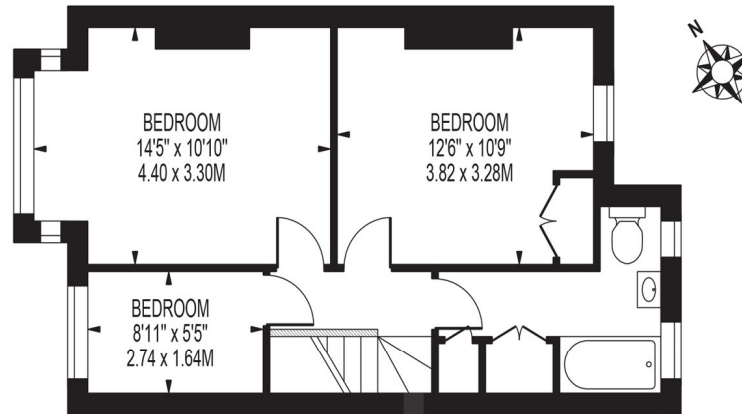
Longfield Avenue, Wallington

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.

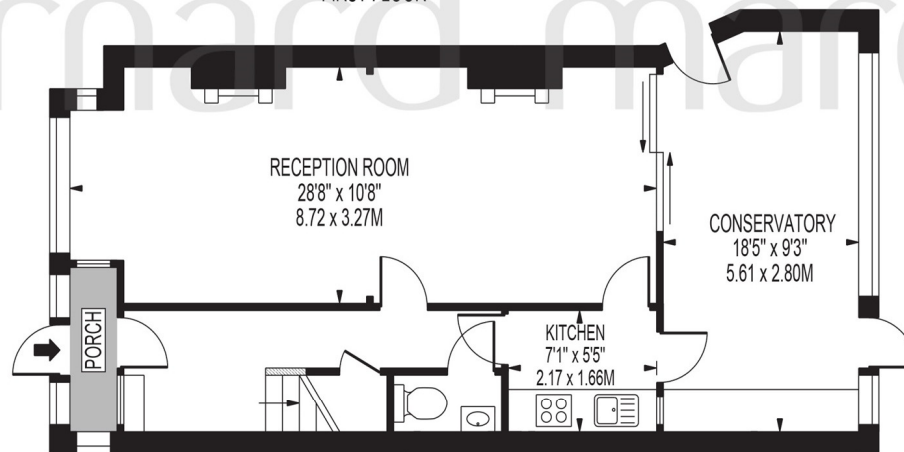


LONGFIELD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1101 SQ FT - 102.29 SQ M



FIRST FLOOR



GROUND 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

Longfield Avenue, Wallington

- THREE BEDROOM FAMILY HOME
- EXPANSIVE 28FT RECEPTION ROOM
- MODERN KITCHEN AND CONSERVATORY
- GROUND FLOOR WC AND FAMILY BATHROOM
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106367



Property Ref:
WLG106367 - 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.

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