



PROPERTY
BROCHURE

OFFERS IN EXCESS OF

£725,000



A three bedroom detached house on 0.4 acres of land in need of full modernisation and with development potential (subject to consents)

Specialist advice on all property matters

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Key Features:

- Three-Bedroom Detached House in need of complete modernisation
- 0.4 Acres of Land
- Significant Development Potential subject to the relevant consents
- Highly Sought-After Location in Carshalton on the Hill
- Generous Front and Rear Gardens
- Ample Off-Street Parking

Description

This three-bedroom detached house in need of significant modernisation/redevelopment is situated on a substantial 0.4-acre plot. The property offers buyers a rare opportunity to either completely modernize the existing dwelling or redevelop the site subject to the relevant consents. With a plot width of approximately 24m (79ft) wide approximately, the site could allow for the construction of two semi-detached homes making this property an ideal investment opportunity.



X 3



X 2



X 1





ADDITIONAL DETAILS

Exterior:

The property is set back from the road with a large front garden providing privacy and ample off-street parking. The extensive grounds on which the property is set, which extends to approximately 0.4 acres, offers a tranquil outdoor space with mature trees and shrubs. The size of the plot presents a fantastic opportunity for further development, subject to the necessary planning permissions.

Development Potential:

With 0.4 acres of land, Brambledown Road offers significant development potential. Whether you are looking to extend the current property, add outbuildings, or explore new build options, this plot provides a blank canvas for creating a bespoke property to suit your needs (subject to planning consent).



Accommodation:

The house is well-proportioned, offering ample living space that could serve as a comfortable family home or be further developed to create something truly special.

Ground Floor:

- Entrance Hall:
- Living Room
- Dining Room
- Kitchen/ Breakfast Room

First Floor:

- Master Bedroom
- Bedroom Two
- Bedroom Three
- Bathroom 1
- Bathroom 2
- WC



ADDITIONAL DETAILS

Location:

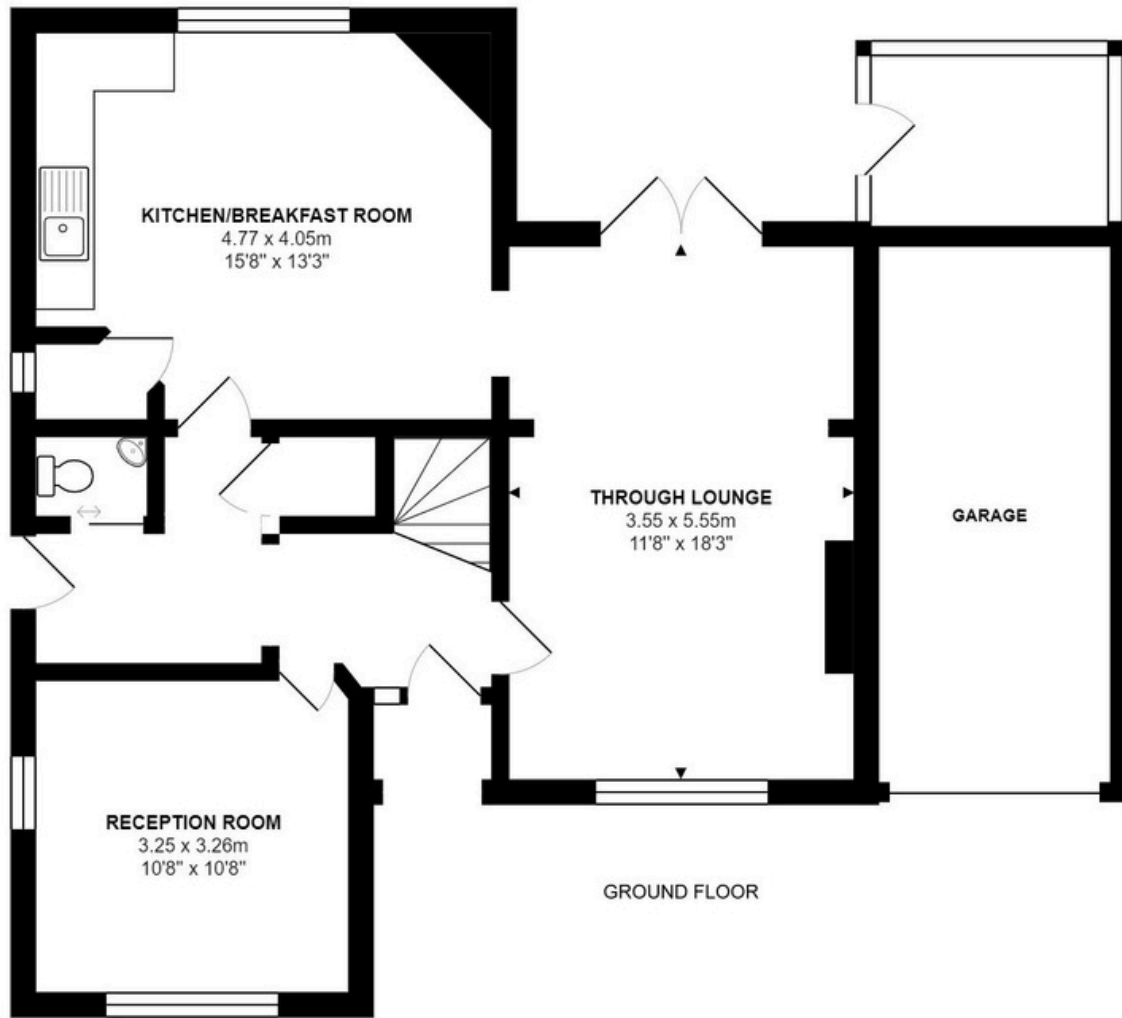
Located in the heart of Carshalton on the hill, this property benefits from proximity to local amenities being a stones throw from Wallington town centre, highly-regarded schools, and excellent transport links.

Bus routes are within walking distance on Woodcote Road and Wallington Station is just 0.8 miles away providing direct access to Central London, making it ideal for commuters.

The area is also known for its parks and green spaces, offering a perfect balance of urban living and natural surroundings.



Three-Bedroom Semi-Detached House

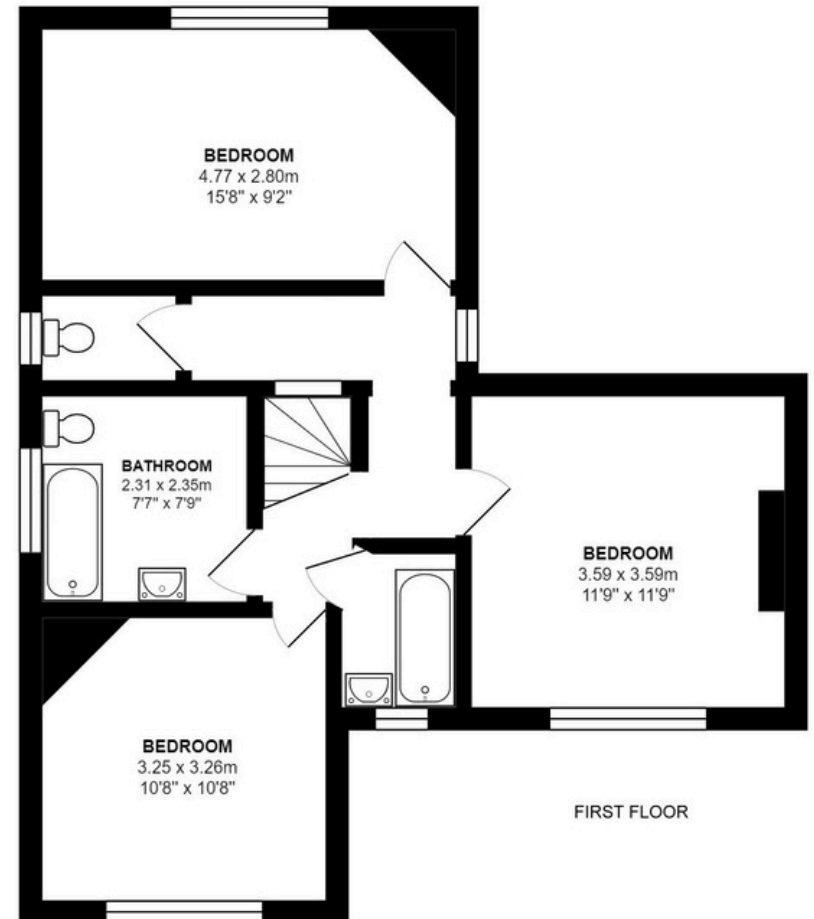


GROUND FLOOR

Total Area: 139.3 m² ... 1500 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	46 E	
21-38	F		
1-20	G		



FIRST FLOOR



Viewing Arrangements:

Viewings are strictly by appointment only. To arrange a viewing or for further information, please contact our sales team.



To View Contact



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