



barnard marcus

Morton Gardens, Wallington SM6 8EU

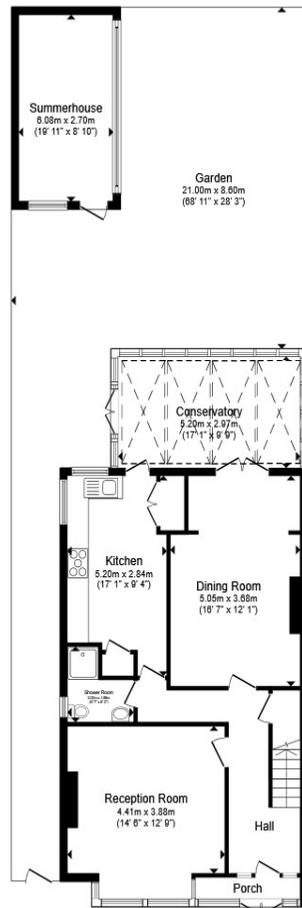


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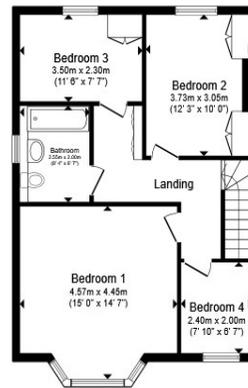
Morton Gardens, Wallington

Situated in the highly sought-after residential location of Morton Gardens, Wallington, this beautifully presented four bedroom semi-detached family home offers generous living accommodation, a superb rear garden and a versatile summerhouse, all finished to a high standard throughout. The ground floor provides well-balanced and practical family living space. A welcoming entrance hall leads to a bright and spacious reception room to the front of the property, featuring a charming bay window. To the rear, there is a well-proportioned dining room opening onto the garden, ideal for both everyday family life and entertaining. The modern fitted kitchen offers ample storage and workspace, with direct access to the dining area. A conservatory spans the rear of the property, providing additional reception space and enjoying pleasant views over the garden. Upstairs, the first floor comprises four bedrooms, including three well-sized double bedrooms and a fourth bedroom ideal as a nursery, study or home office. The accommodation is served by a contemporary family bathroom and separate WC, thoughtfully arranged from the central landing. Externally, the property boasts a substantial rear garden extending to approximately 80ft, mainly laid to lawn with patio area, perfect for outdoor entertaining and family enjoyment. To the rear of the garden sits a sizeable summerhouse, offering excellent potential for use as a home office, gym or studio.





Ground Floor



First Floor



Total floor area 164.4 m² (1,770 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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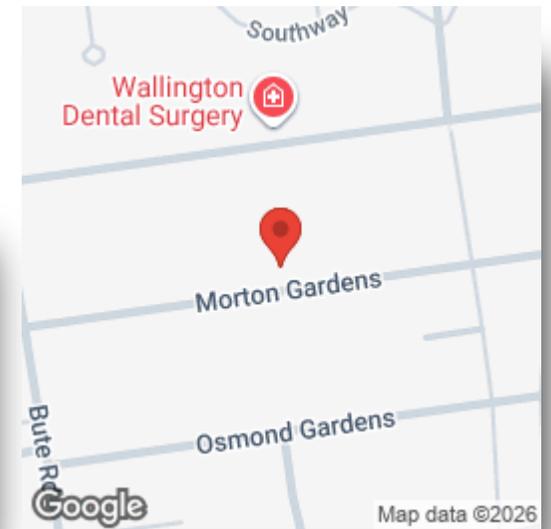
- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- PRESENTED IN EXCELLENT CONDITION THROUGHOUT
- TWO BRIGHT AND SPACIOUS RECEPTION ROOMS
- SOUGH AFTER RESIDENTIAL LOCATION
- CONSERVATORY OVERLOOKING REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers in excess of

£725,000



view this property online [barnardmarcus.co.uk/Property/WLG106527](https://www.barnardmarcus.co.uk/Property/WLG106527)



Property Ref:
WLG106527 - 0004

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.

Please note the marker reflects the
postcode not the actual property


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