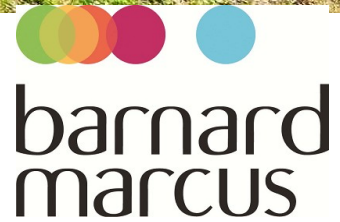




barnard marcus

Sandy Lane South, Wallington SM6 9NP



welcome to **Sandy Lane South, Wallington**

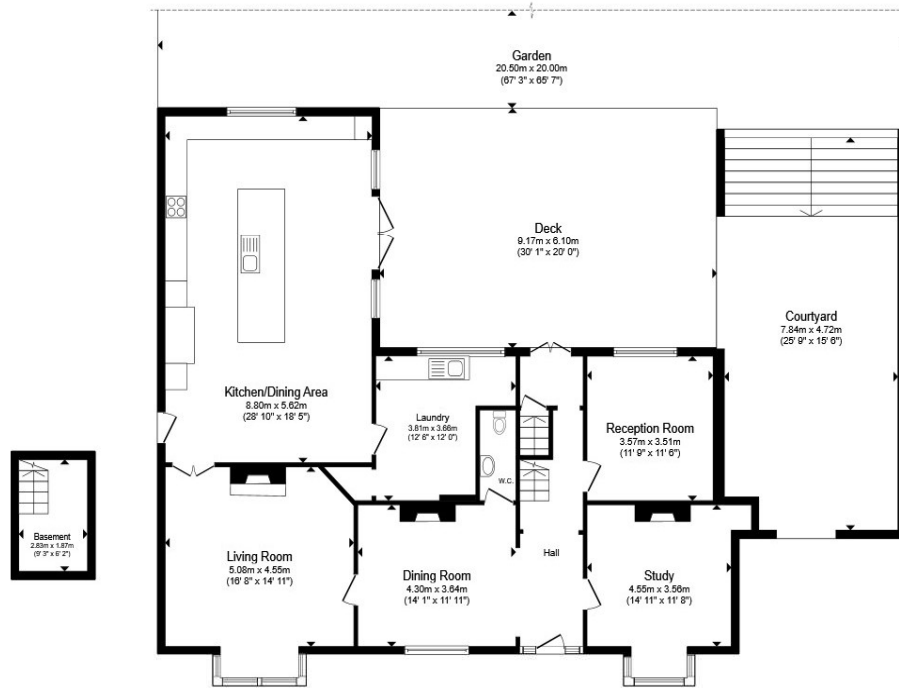
A substantial and beautifully presented six double bedroom detached residence, ideally situated in a highly sought-after South Wallington location, renowned for its excellent transport links and close proximity to highly regarded grammar schools.

This exceptional family home offers generous and versatile accommodation throughout, perfectly suited to modern family living and multi-generational needs. The ground floor comprises three spacious reception rooms, one of which could easily serve as a ground floor bedroom or guest suite, providing excellent flexibility. The heart of the home is the expansive kitchen/dining room, ideal for both everyday living and entertaining, complemented by a separate utility room. A convenient ground floor W/C completes the accommodation on this level.

To the first floor, the property boasts six well-proportioned double bedrooms, including a particularly impressive principal suite featuring a very large en-suite bathroom. There are two further family bathrooms, ensuring ample facilities for a growing household.

Externally, the property benefits from a well-sized rear garden, complete with decking—perfect for outdoor entertaining and family gatherings. Additional features include a basement, offering valuable additional storage or potential for further use, and loft space, providing scope for future development (STPP).





Basement

Ground Floor



First Floor

Total floor area 301.6 m² (3,246 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

welcome to

Sandy Lane South, Wallington

- NO ONWARD CHAIN
- SIX DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH LARGE EN-SUITE
- THREE RECEPTION ROOMS
- SPACIOUS KITCHEN/ DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£1,400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG105870



Property Ref:
WLG105870 - 0005

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.



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