



HUNTERS[®]
HERE TO GET *you* THERE



Church Lane, Wallington

Guide Price £400,000



GUIDE PRICE £400,000 - £415,000

Situated in a charming side road, this delightful terraced house offers a perfect blend of character and convenience. Spanning 772 square feet, the property features two well-proportioned bedrooms and two reception rooms, making it an ideal home for small families or couples.

The location is particularly appealing, as it is situated just a stone's throw away from the picturesque Beddington Park, providing a lovely green space for leisurely walks and outdoor activities. Additionally, the property is within easy reach of several reputable schools, making it a great choice for families with children.

The easy-to-maintain rear garden is a wonderful feature, offering a private outdoor space for relaxation or entertaining guests. This charming home is not only practical but also exudes a warm and inviting atmosphere.

Anti-Money Laundering Checks

In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

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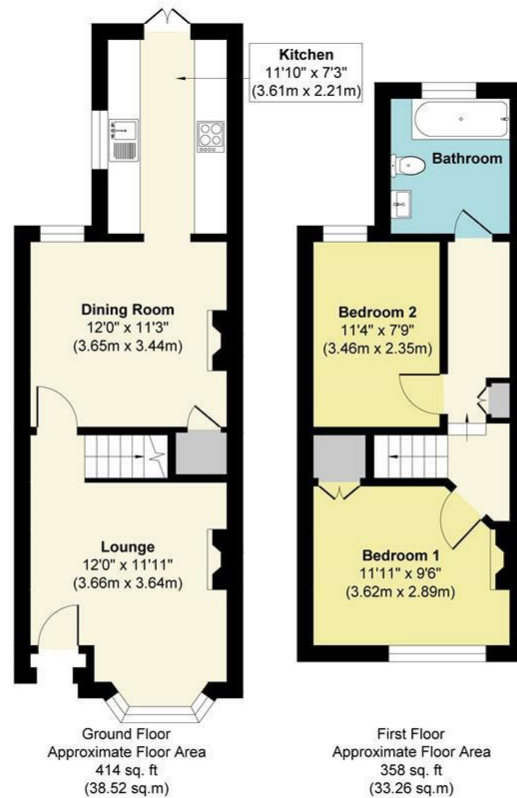


KEY FEATURES

- TWO RECEPTION ROOMS
- EXCLUSIVE TO HUNTERS
 - DOUBLE GLAZING
 - GAS CENTRAL HEATING
- EASY TO MAINTAIN REAR GARDEN
 - UPSTAIRS BATHROOM
- CLOSE TO BEDDINGTON PARK
- CLOSE TO SEVERAL SCHOOLS
 - PRETTY SIDE ROAD



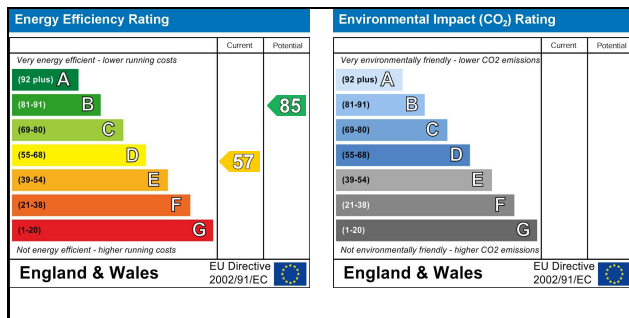
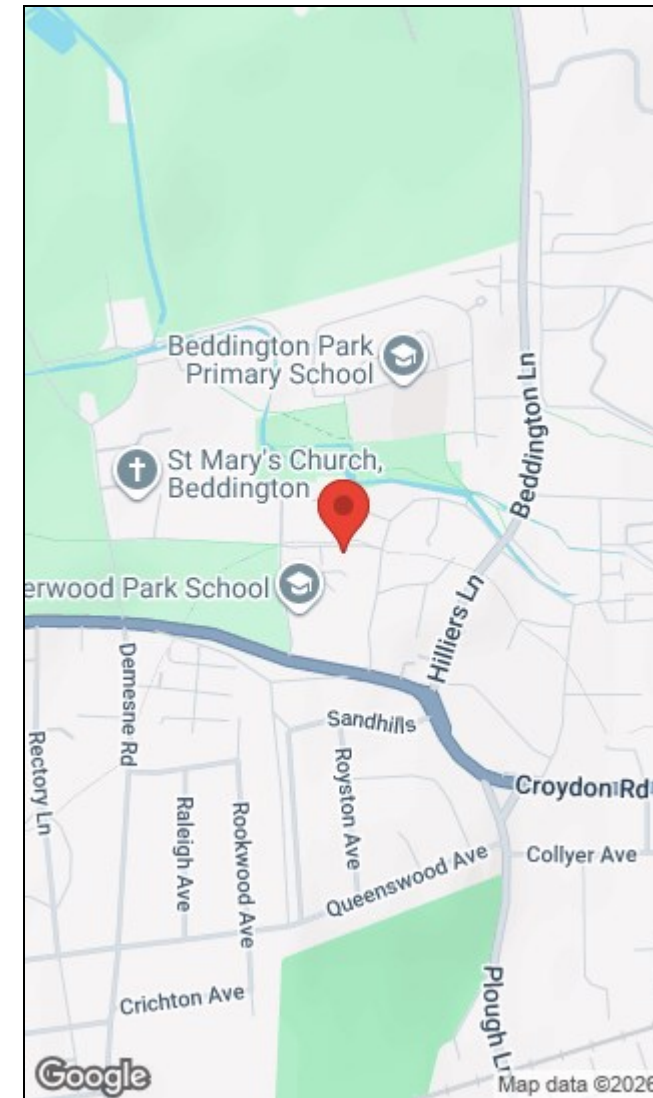




Approx. Gross Internal Floor Area 772 sq. ft / 71.78 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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