
HUNTERS®
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Acre Lane, Wallington

£500,000

Hunters are delighted to offer this fantastic semi-detached house which presents an excellent opportunity for those looking to make their mark on a new home. Spanning an impressive 1093 square feet, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying family time. With three well-proportioned bedrooms, this residence is ideal for families or those seeking extra space.

The large rear garden is a standout feature, offering a tranquil outdoor space for relaxation and play. Additionally, it includes a gardener's WC and a garage, providing practical storage solutions and potential for further development. There is also the possibility of adding a driveway to the front of the property, subject to planning permission, which would enhance convenience and curb appeal.

Situated on the borders of Wallington and Carshalton, this home benefits from excellent transport links, making commuting a breeze. The area is also renowned for its sought-after schools, making it an attractive choice for families.

Anti-Money Laundering Checks
In accordance with UK Money Laundering Regulations, we must carry out Anti-Money Laundering (AML) and identity checks on all buyers. These checks are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you to complete the 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 ore we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable.

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KEY FEATURES

- NO ONWARD CHAIN
- EXCLUSIVE TO HUNTERS
- TWO RECEPTION ROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- LARGE GARDEN WITH SIDE ACCESS
- GARAGE TO REAR
- POTENTIAL FOR DRIVEWAY TO FRONT (STPP)








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Garage
Approximate Floor Area
137 sq.ft
(12.70 sq.m)

Ground Floor
Approximate Floor Area
567 sq.ft
(52.69 sq.m)

First Floor
Approximate Floor Area
526 sq.ft
(48.91 sq.m)

Approx. Gross Internal Floor Area 1230 sq. ft / 114.3 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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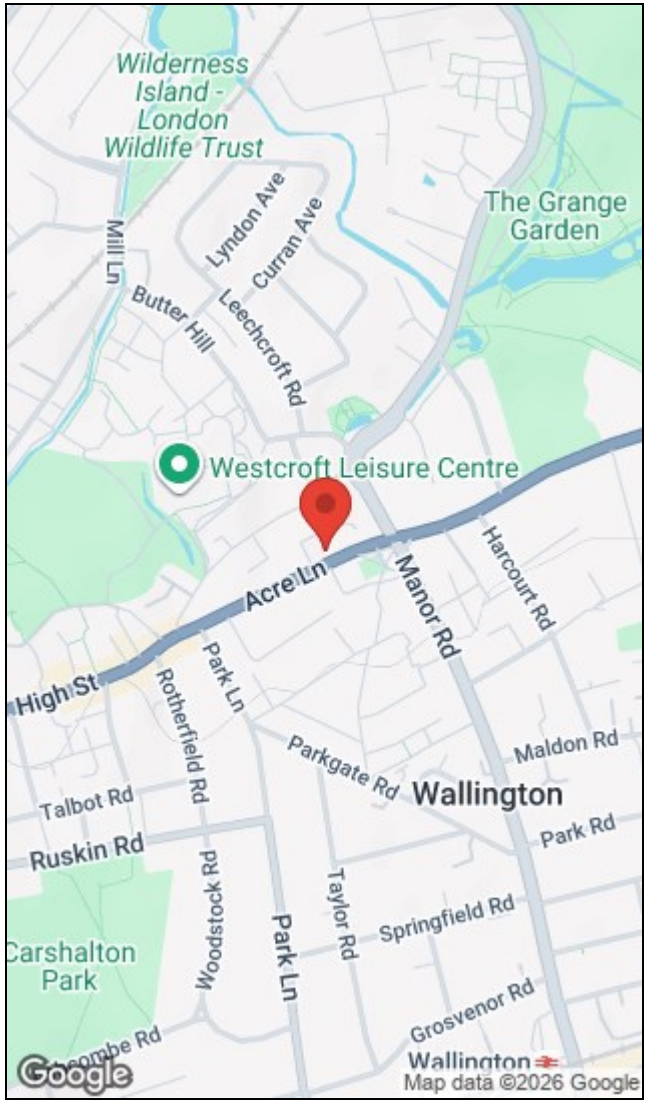

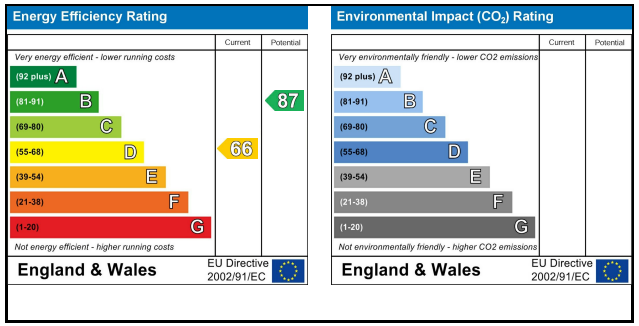

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The Property Ombudsman
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