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Sandhills, Wallington

Guide Price £775,000 - £800,000



This stunning detached bungalow simply must be viewed! With three spacious double bedrooms, this property is ideal for families or those seeking a peaceful retreat. One of the standout features of this home is the beautifully designed kitchen, equipped with high-end appliances that will delight any culinary enthusiast. The two gorgeous bathrooms are tastefully appointed, ensuring convenience and luxury for all residents.

The exterior of the property is equally impressive, boasting a magnificent 135-foot rear garden. This expansive outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden also includes a hot tub and a charming summerhouse, which benefits from electric heating and a log burner, creating an ideal setting for leisure and relaxation.

For those with vehicles, the property offers ample parking for several cars, along with an electric charging point, catering to modern needs. This bungalow is not just a home; it is a lifestyle choice, combining elegance, comfort, and practicality. Do not miss the opportunity to make this exceptional property your own.

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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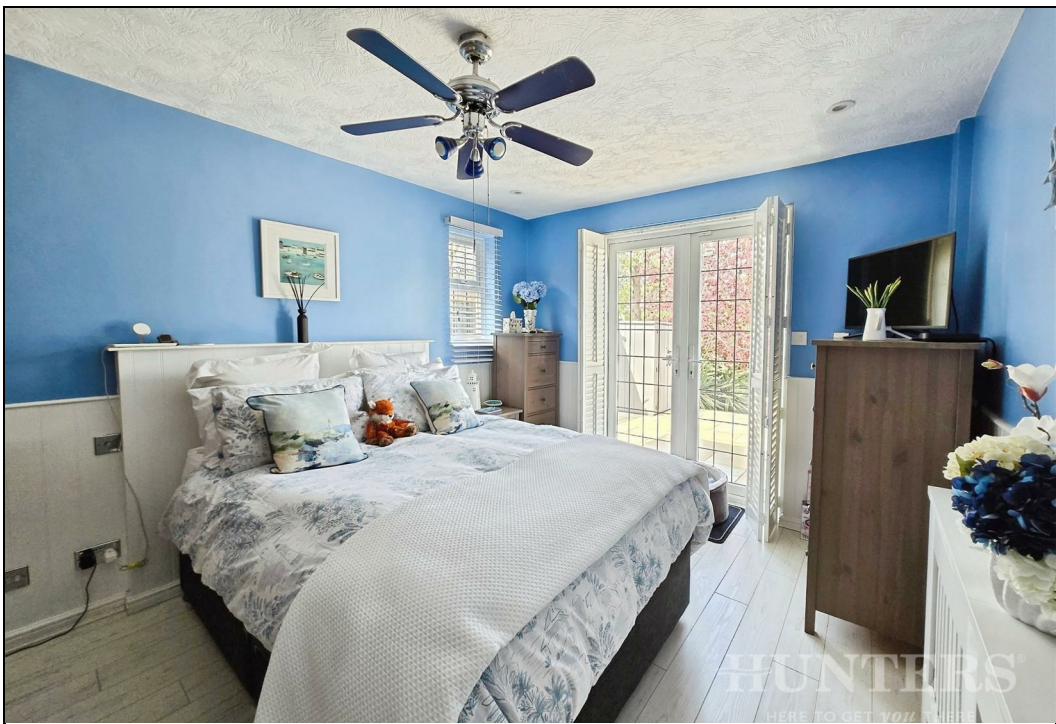


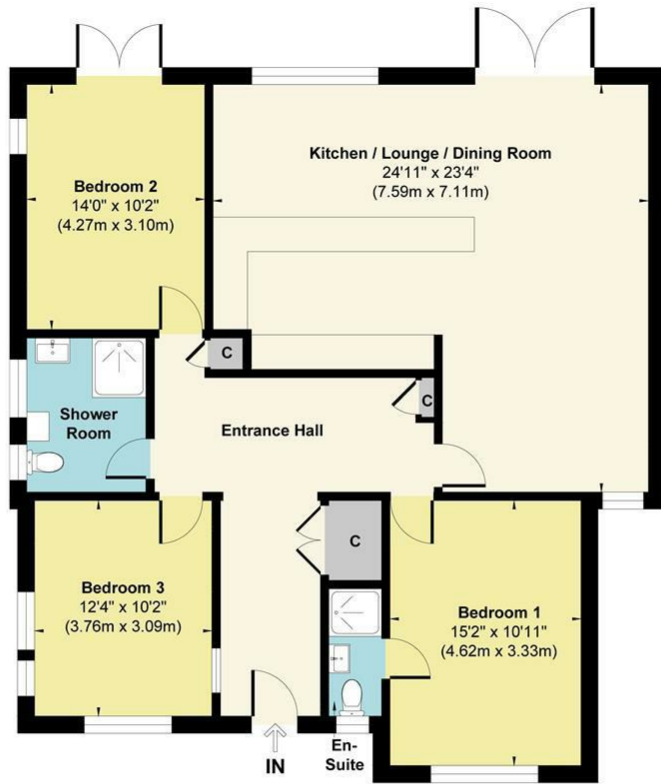


KEY FEATURES

- GUIDE PRICE £775,000 - £800,000
- EXCLUSIVE TO HUNTERS
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- STUNNING OPEN PLAN
KITCHEN/LIVING ROOM
- BEAUTIFUL 135' REAR GARDEN
- PARKING FOR SEVERAL CARS
- MANY EXTRAS INCLUDED IN THE SALE
PRICE



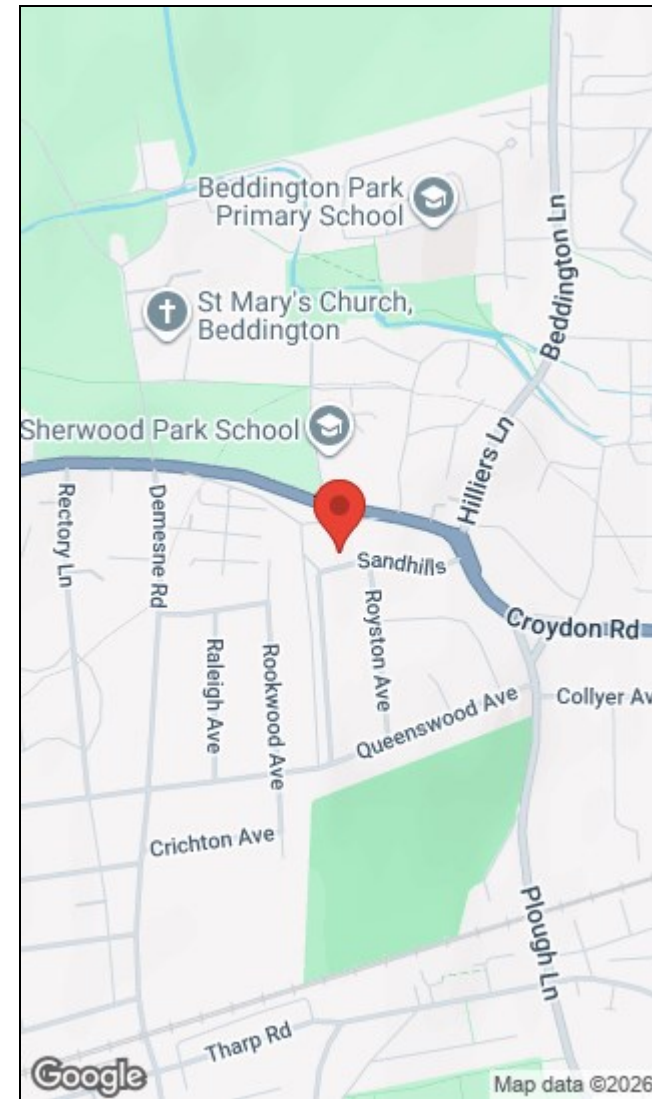




Approximate Floor Area
1261 sq.ft
(117.15 sq.m)

Approx. Gross Internal Floor Area 1261 sq. ft / 117.15 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.
Produced by designimperial.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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