



Stafford Road, Wallington SM6 8PF

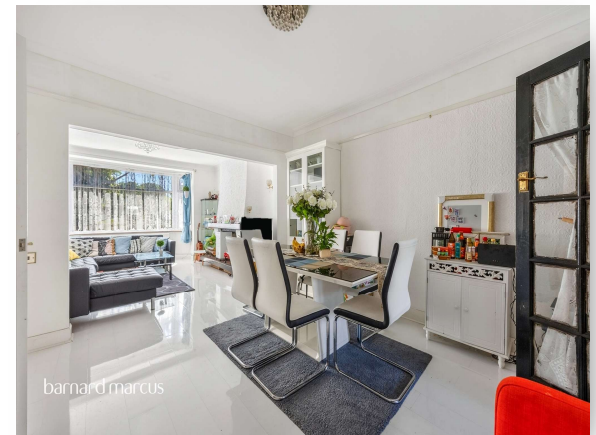
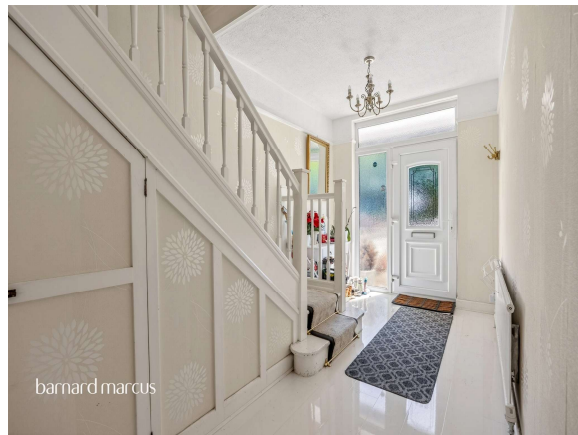
welcome to **Stafford Road, Wallington**

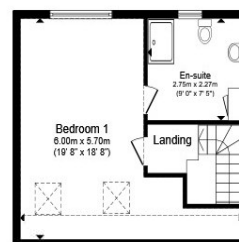
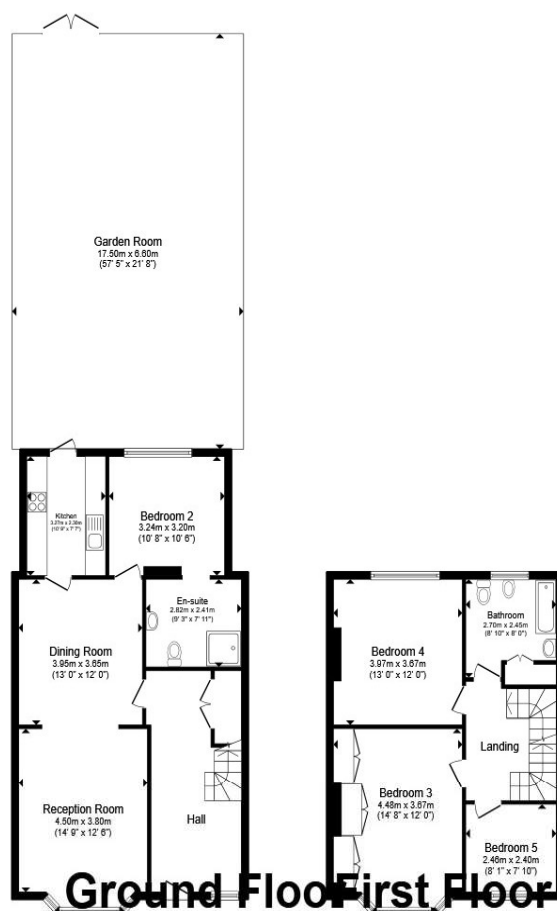
A beautifully presented and deceptively spacious five-bedroom mid-terrace family home, ideally situated on the ever-popular Stafford Road, offering versatile accommodation arranged over multiple levels and perfectly suited to modern and multi-generational living.

The ground floor features a bright and expansive open-plan living and dining area, creating a welcoming and sociable space ideal for both everyday family life and entertaining. To the rear, a modern fitted kitchen provides a stylish and practical setting with direct access to the garden. Also on this level is a generous double bedroom complete with its own en-suite shower room, offering an excellent solution for guests, independent family members, or flexible use as a home office.

Upstairs, the property boasts three generous double bedrooms alongside a further well-sized fifth bedroom, providing flexible accommodation to suit a growing family. The impressive loft conversion benefits from its own en-suite bathroom, creating a private and tranquil principal suite. A separate family bathroom serves the remaining bedrooms.

Externally, the property enjoys a generous rear garden, perfect for outdoor entertaining, family activities, or simply relaxing. Ideally located within close proximity to Waddon Station, the property offers convenient transport links into Central London, along with easy access to a range of





Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Total floor area 174.6 m² (1,879 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

Stafford Road, Wallington

- FIVE BEDROOM MID-TERRACE HOME
- OPEN PLAN LIVING AND DINING AREA
- GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM
- GENEROUS REAR GARDEN
- LOFT CONVERSION WITH EN-SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106470



Property Ref:
WLG106470 - 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.

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