

HUNTERS
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FOR SALE
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London Road, Wallington

£525,000



Situated on the ever-popular London Road in Wallington, this three-bedroom semi-detached family home offers an exciting opportunity for buyers looking to modernise and create their ideal home. Requiring renovation throughout, the property boasts huge potential for improvement and extension (STPP).

The accommodation currently extends to approximately 1,139 sq ft and comprises two spacious reception rooms, kitchen, downstairs W/C, and three well-proportioned bedrooms. Further benefits include double glazing and gas central heating as well as a garage and driveway.

Externally, the property offers scope to enhance and extend, subject to the usual planning consents, with excellent potential to significantly increase both living space and value.

Conveniently located for local shops, schools, transport links, and amenities, this property presents a rare opportunity to acquire a home with exceptional potential in a sought-after Wallington location.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com



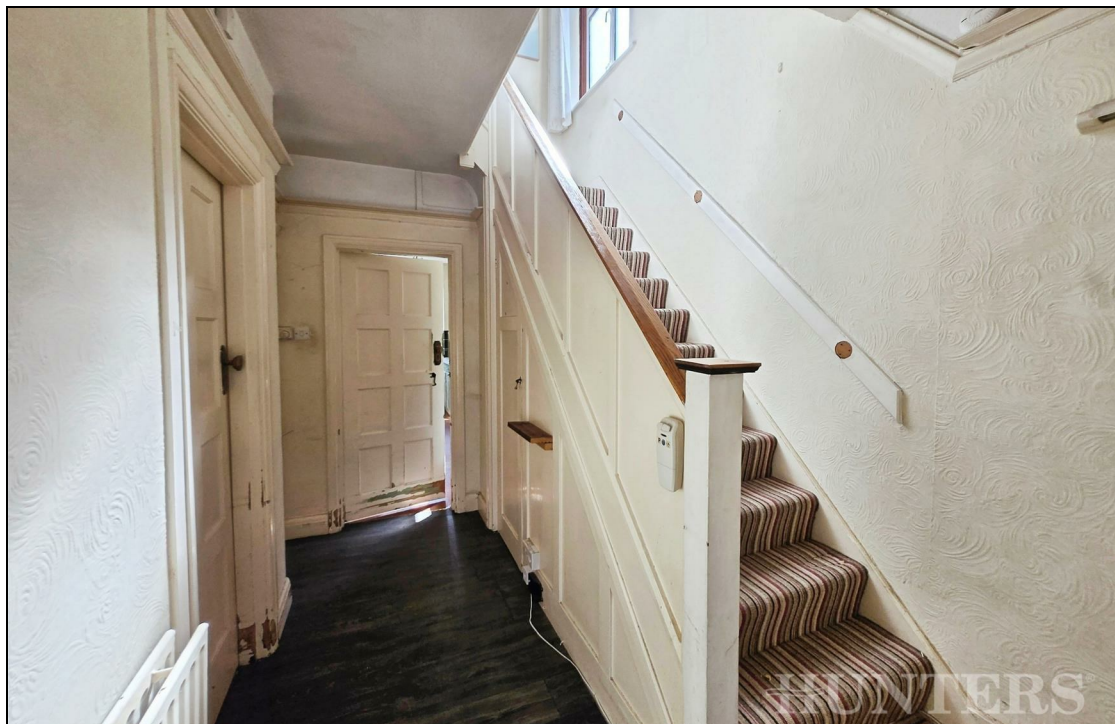
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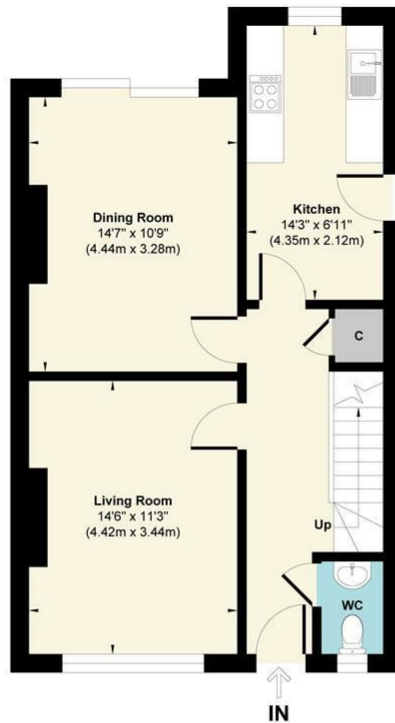


KEY FEATURES

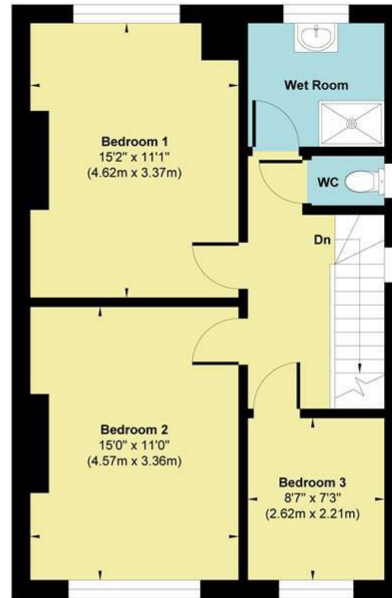
- NO ONWARD CHAIN
- EXCLUSIVE TO HUNTERS
- GARAGE & DRIVEWAY
- POTENTIAL TO EXTEND (STPP)
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- EXCELLENT LOCATION
- 1139 SQUARE FEET







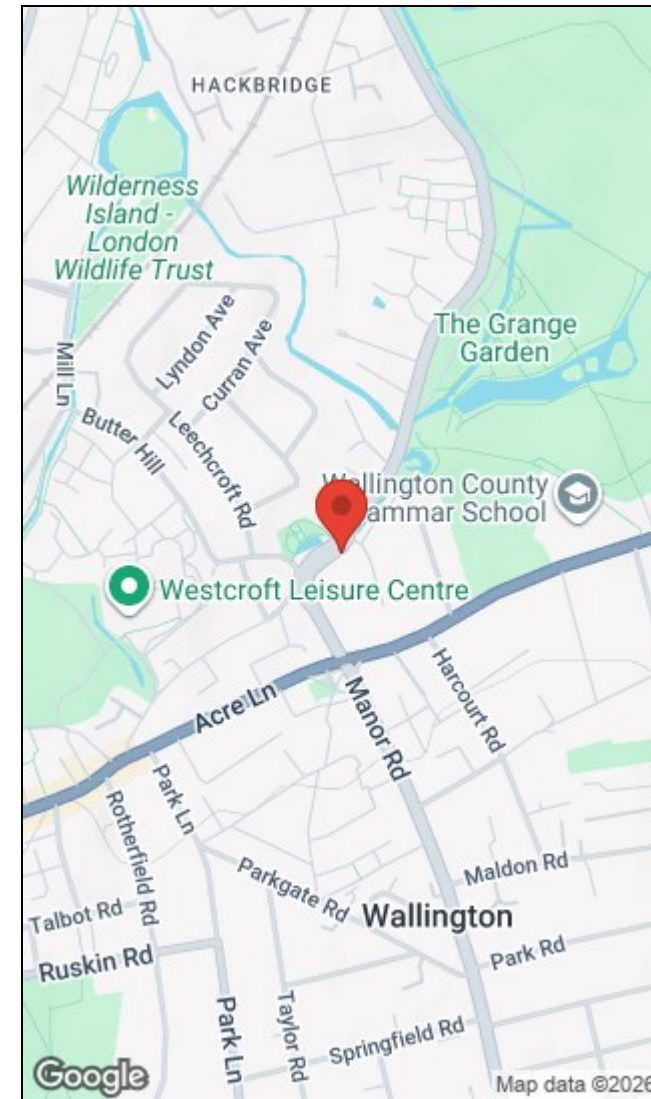
Ground Floor
Approximate Floor Area
583 sq.ft
(54.18 sq.m)



First Floor
Approximate Floor Area
556 sq.ft
(51.63 sq.m)

Approx. Gross Internal Floor Area 1139 sq. ft / 105.81 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			
England & Wales			

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