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# London Road, Wallington

Guide Price £550,000 - £600,000



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 WC, 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.

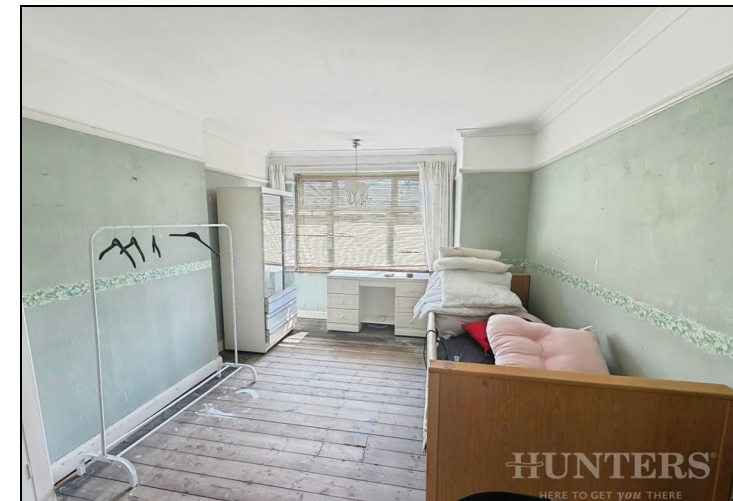
92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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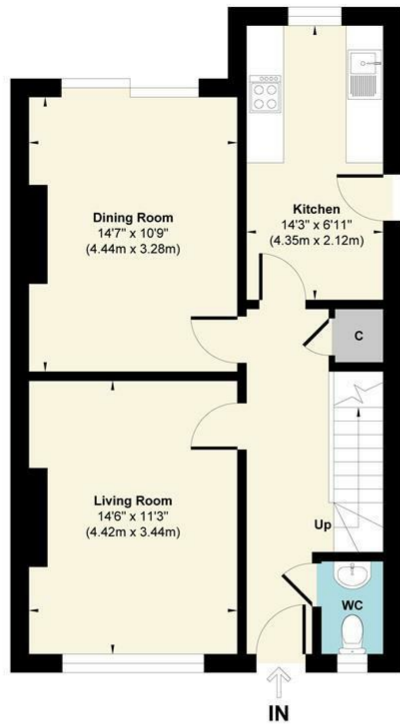


## KEY FEATURES

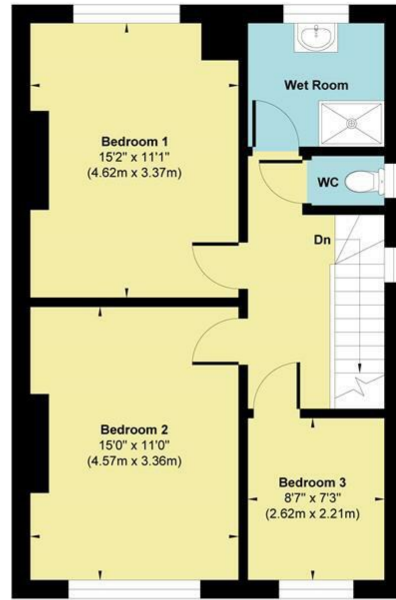
- GUIDE PRICE £550,000 - £600,000
  - GARAGE & DRIVEWAY
  - HUGE POTENTIAL
- POTENTIAL TO EXTEND (STPP)
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- EXCELLENT LOCATION
- NO ONWARD CHAIN







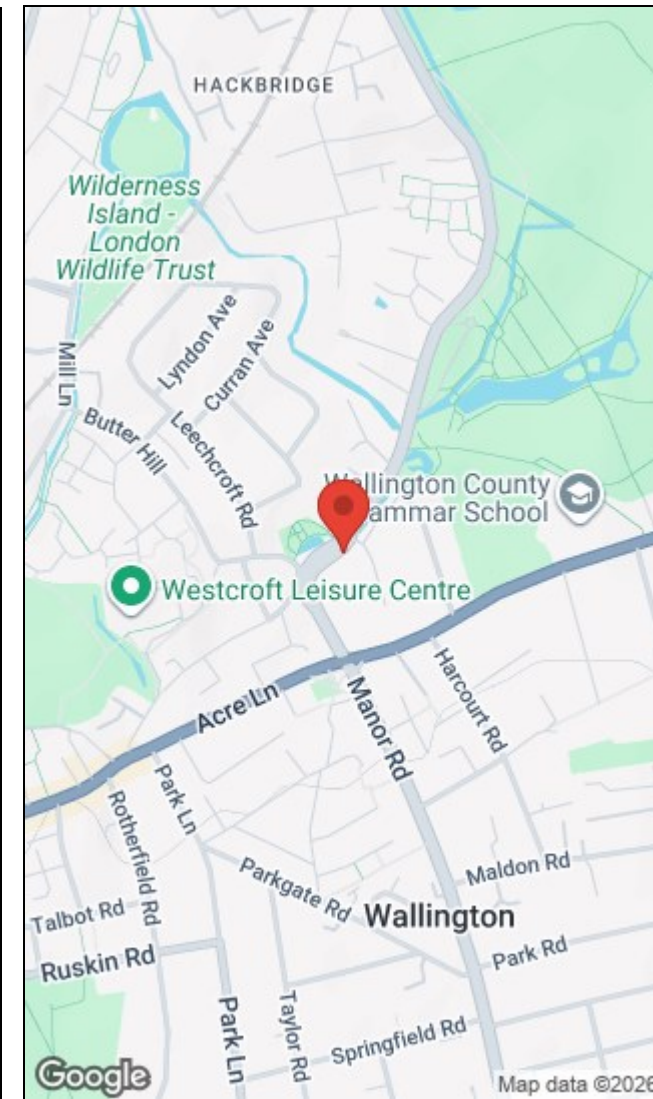
**Ground Floor**  
Approximate Floor Area  
583 sq.ft  
(54.18 sq.m)



**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		Environmental Impact (CO <sub>2</sub> ) Rating																													
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Very energy efficient - lower running costs																															
Very environmentally friendly - lower CO <sub>2</sub> emissions																															
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