



barnard marcus

**Lavender Vale, Wallington SM6 9QR**





**welcome to**

## **Lavender Vale, Wallington**

Located on the desirable Lavender Vale, this beautifully presented four-bedroom, three-storey semi-detached home offers spacious, modern living in a prime Wallington location. The ground floor features a generous lounge at the front of the property, perfect for relaxing in comfort. To the rear, a stylish open-plan kitchen and dining area has been thoughtfully extended and finished to a high standard, complete with bi-fold doors that open out onto a large, landscaped rear garden - ideal for entertaining and family life. Underfloor heating runs throughout the ground floor, adding a touch of luxury. The first floor comprises three well-proportioned bedrooms and a modern family bathroom, while the top floor boasts a spacious main bedroom suite with a sleek en-suite shower room and ample storage. Additional benefits include a private driveway providing off-street parking, and the home is within easy reach of excellent local schools, green spaces, and transport links to central London. This is an exceptional family home offering space, style, and practicality across three beautifully maintained floors.

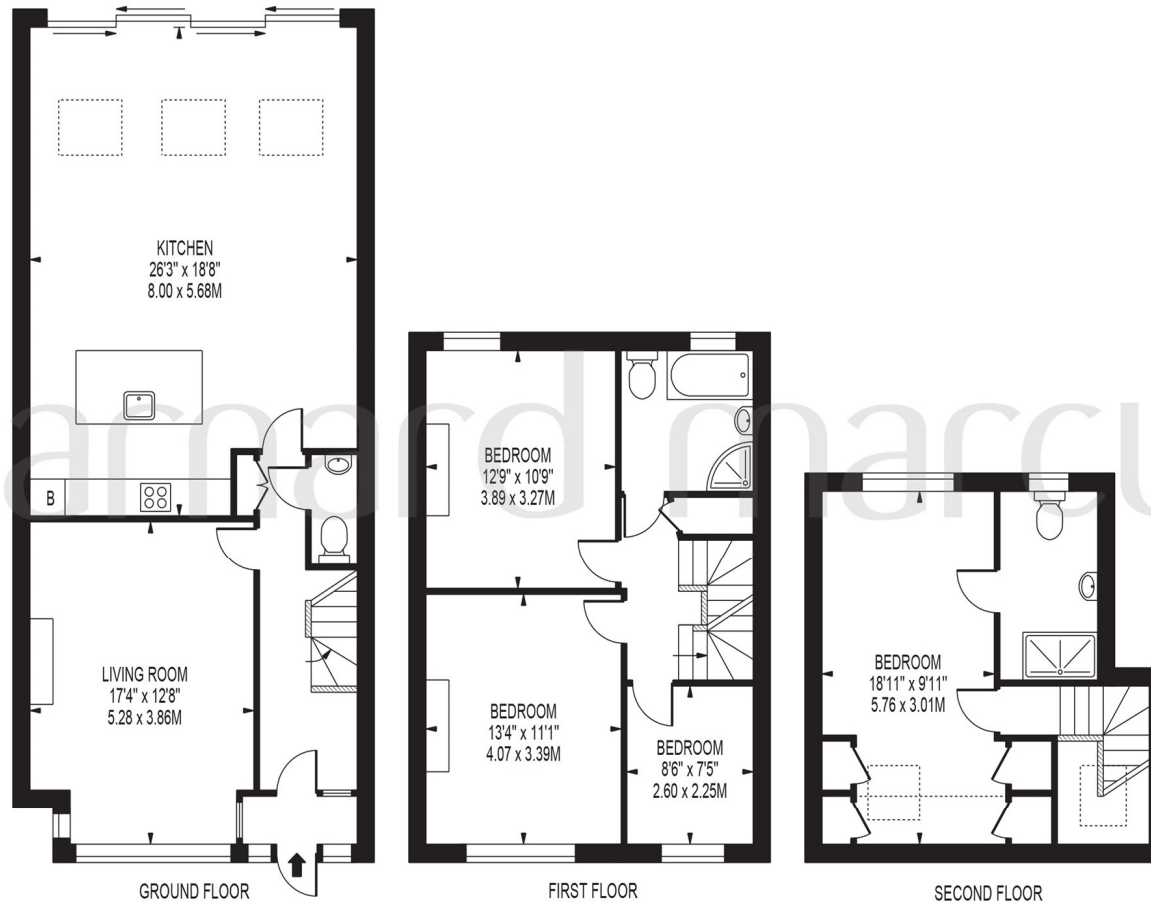


## LAVENDER VALE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1637 SQ FT - 152.10 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 35 SQ FT - 3.28 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Lavender Vale, Wallington

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- STUNNING OPEN PLAN KITCHEN/ DINING AREA
- EXTENDED GROUND FLOOR WITH BI-FOLD DOORS OPENING TO REAR GARDEN
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- SPLIT OVER THREE FLOORS

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

offers in excess of  
**£735,000**



**view this property online** [barnardmarcus.co.uk/Property/WLG106218](https://barnardmarcus.co.uk/Property/WLG106218)



Property Ref:  
WLG106218 - 0005

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the  
postcode not the actual property