



Barn Cottages Church Road, Wallington SM6 7NW

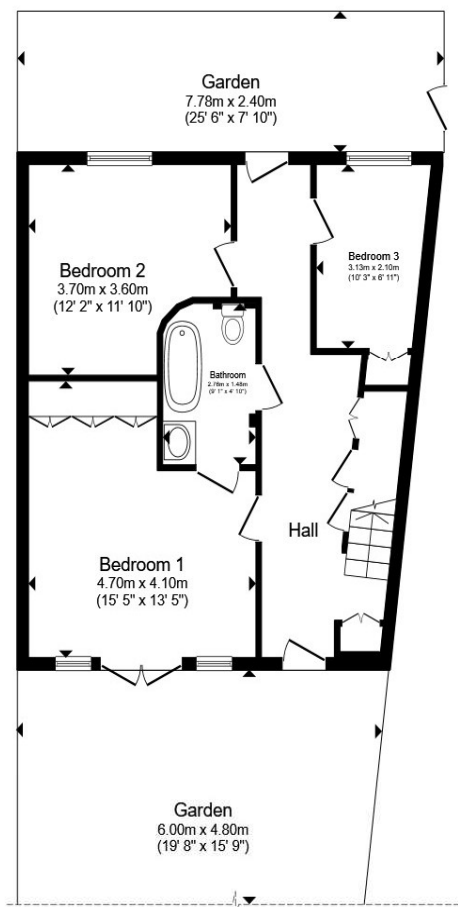
welcome to

Barn Cottages Church Road, Wallington

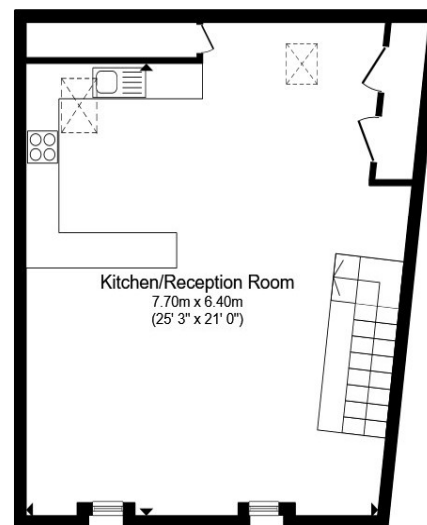
Set within a highly sought after gated development adjoining Beddington Park, this exceptional three bedroom character property beautifully combines character features with contemporary living, all within easy reach of Wallington, Carshalton and Hackbridge high street amenities and transport links. The property is arranged over two floors and immediately impresses with its dramatic first floor kitchen/reception room, a truly standout space. Featuring vaulted ceilings with exposed timber beams, exposed brickwork and wooden flooring, this room offers a striking blend of historic charm and modern design. The open plan layout creates an ideal environment for both entertaining and everyday living, complemented by a stylish fitted kitchen with ample storage and workspace. On the ground floor are three well proportioned bedrooms, including a generous principal bedroom with views over the garden. Bedrooms two and three provide excellent flexibility for family living, guests or home working. A contemporary family bathroom is positioned off the central hallway and finished to a clean, modern standard. Externally, the property benefits from private garden space, ideal for outdoor dining and relaxing, while also enjoying the security and tranquillity of the gated setting. The wider development is beautifully maintained and perfectly positioned for the open green spaces, lakes and walking routes of Beddington Park, offering a rare balance of convenience and natural surroundings.



Agent's Note



Ground Floor



First Floor

Total floor area 115.0 m² (1,238 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

Barn Cottages Church Road, Wallington

- PRESTIGIOUS GATED DEVELOPMENT ADJOINING BEDDINGTON PARK
- TWO ALLOCATED PARKING SPACES
- IMPRESSIVE OPEN-PLAN KITCHEN/RECEPTION ROOM WITH VAULTED CEILINGS
- THREE WELL-PROPORTIONED BEDROOMS
- CHARACTERFUL PROPERTY WITH MODERN UPGRADES

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

£525,000



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Property Ref:
WLG106589 - 0014

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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Please note the marker reflects the
postcode not the actual property