



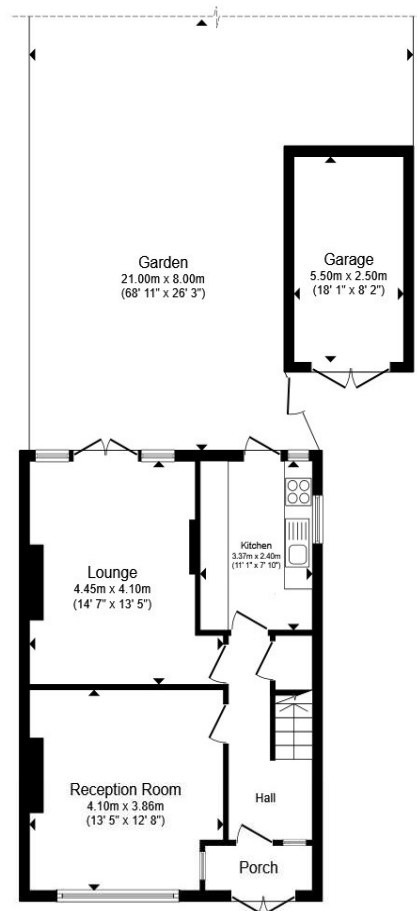
Royston Avenue, Wallington SM6 8HY

welcome to

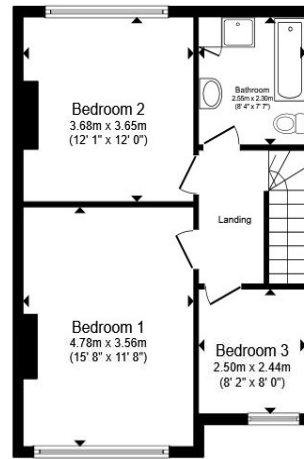
Royston Avenue, Wallington

Situated on a popular residential road in Wallington, this three-bedroom semi-detached property presents an exciting opportunity for buyers looking to create a home tailored to their own taste. The property is in need of full renovation throughout, offering a blank canvas for modernisation and improvement. With generous proportions and a traditional layout, the house provides excellent scope to reconfigure, extend (subject to the usual planning consents) and significantly enhance both the living space and overall value. Externally, the property benefits from its desirable position within a well-regarded area, known for its strong community feel, excellent local schools and convenient transport links. This is an ideal project for investors, developers or owner-occupiers seeking a long-term family home in a highly sought-after location. Offered with substantial potential, this is a rare opportunity to add value and create a standout property in one of Wallington's most popular residential settings.





Ground Floor



First Floor



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 111.6 m² (1,202 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

Royston Avenue, Wallington

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- REAR GARAGE
- TWO SPACIOUS RECEPTION ROOMS
- MODERNISATION REQUIRED
- CLOSE TO GREAT SCHOOLS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£500,000



view this property online barnardmarcus.co.uk/Property/WLG106497



Property Ref:
WLG106497 - 0007

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