



barnard marcus

Hackbridge Road, Wallington SM6 7AY

welcome to **Hackbridge Road, Wallington**

Situated on the sought-after Hackbridge Road, Wallington, this impressive four-bedroom semi-detached family home offers generous and versatile accommodation arranged over three floors, making it an ideal purchase for growing families.

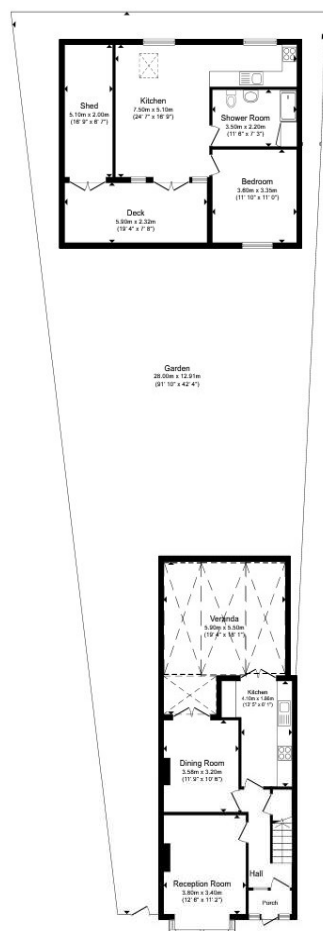
The ground floor comprises a welcoming entrance hall, a bright front reception room and a spacious dining room leading through to the kitchen, creating an excellent space for both everyday family living and entertaining. To the rear, a substantial glass veranda overlooks the garden and provides additional living space flooded with natural light.

The first floor offers three well-proportioned bedrooms together with a family bathroom, whilst the second floor is dedicated to a superb principal bedroom complete with an en-suite shower room, creating a private retreat away from the main living accommodation.

Externally, the property benefits from a particularly generous rear garden with a decked seating area and a substantial outbuilding incorporating a bedroom, kitchen, shower room and storage space. This versatile addition is ideal for use as a home office, gym, guest accommodation or annexe-style living, subject to any necessary consents.

Hackbridge Road is conveniently situated for a range of local amenities and excellent transport connections. Hackbridge Railway Station is within easy reach, providing regular services into Central London, while nearby bus routes offer convenient links to Wallington, Sutton, Carshalton, Mitcham and Tooting.





Ground Floor



First Floor



Second 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 168.2 m² (1,811 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

Hackbridge Road, Wallington

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- SPLIT ACROSS THREE FLOORS
- DETACHED ANNEXE COMPRISING A BEDROOM, KITCHEN & SHOWER ROOM
- SPACIOUS RECEPTION ROOM & SEPERATE DINING AREA
- GREAT CONDITION THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£675,000



view this property online barnardmarcus.co.uk/Property/WLG106656



Property Ref:
WLG106656 - 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