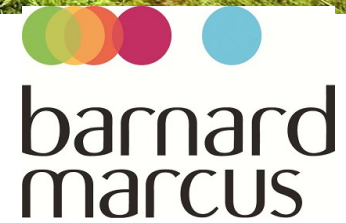




barnard marcus

Waleton Acres Carew Road, Wallington SM6 8PU



welcome to

Waleton Acres Carew Road, Wallington

Located on the desirable Carew Road in Wallington, this three-bedroom end-of-terrace home presents an excellent opportunity for buyers seeking a property to update and personalise.

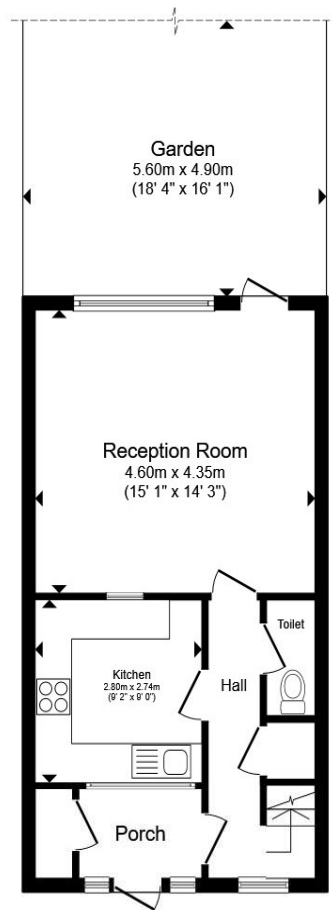
The accommodation comprises a spacious reception room, a separate kitchen, and three well-proportioned bedrooms, offering a practical layout for family living. As an end-of-terrace property, it benefits from additional natural light and a greater sense of privacy.

The property requires modernisation throughout, making it ideal for buyers looking to add value and create a home tailored to their own style.

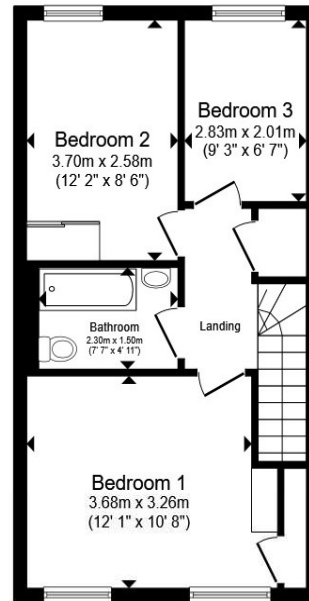
Externally, the property benefits from a private patio garden, providing a low-maintenance outdoor space perfect for relaxing or entertaining. A garage is also included, offering valuable off-street parking or additional storage.

Conveniently located close to local amenities, reputable schools, and transport links, the property is well-suited for both families and commuters.

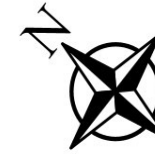




Ground Floor



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 80.2 m² (863 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

Waleton Acres Carew Road, Wallington

- THREE BEDROOM TERRACE FAMILY HOME
- OFF STREET PARKING & GARAGE
- OPPORTUNITY TO PUT YOUR OWN STAMP ON
- PATIO GARDEN
- LOCATED CLOSE TO WALLINGTON STATION

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£390,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106644



Property Ref:
WLG106644 - 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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