



Longfield Avenue, Wallington SM6 7AZ

welcome to

Longfield Avenue, Wallington

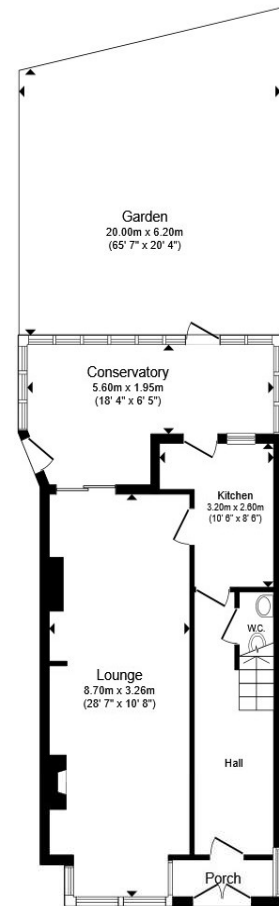
Situated in a sought-after residential location on Longfield Avenue, this attractive three-bedroom semi-detached family home offers well-presented accommodation throughout and is ideally positioned close to Hackbridge railway station, providing convenient transport links into Central London and the surrounding areas.

The property is presented in good decorative order and features bright and spacious living accommodation, making it an ideal choice for families and commuters alike. The ground floor offers comfortable living space, while upstairs comprises three well-proportioned bedrooms and a family bathroom.

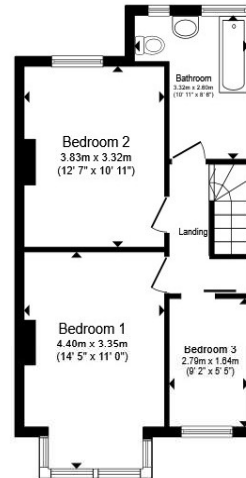
Externally, the property boasts a lovely rear garden, providing the perfect setting for outdoor entertaining, family activities, or simply relaxing during the warmer months.

Further benefits include a popular residential setting, proximity to local schools, shops and amenities, and excellent transport connections via nearby Hackbridge station.





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 106.2 m² (1,143 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

Longfield Avenue, Wallington

- THREE BEDROOM FAMILY HOME
- EXPANSIVE 28FT RECEPTION ROOM
- MODERN KITCHEN AND CONSERVATORY
- GROUND FLOOR WC AND FAMILY BATHROOM
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£510,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106367



Property Ref:
WLG106367 - 0015

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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