



Ross Road, Wallington SM6 8QN

welcome to

Ross Road, Wallington

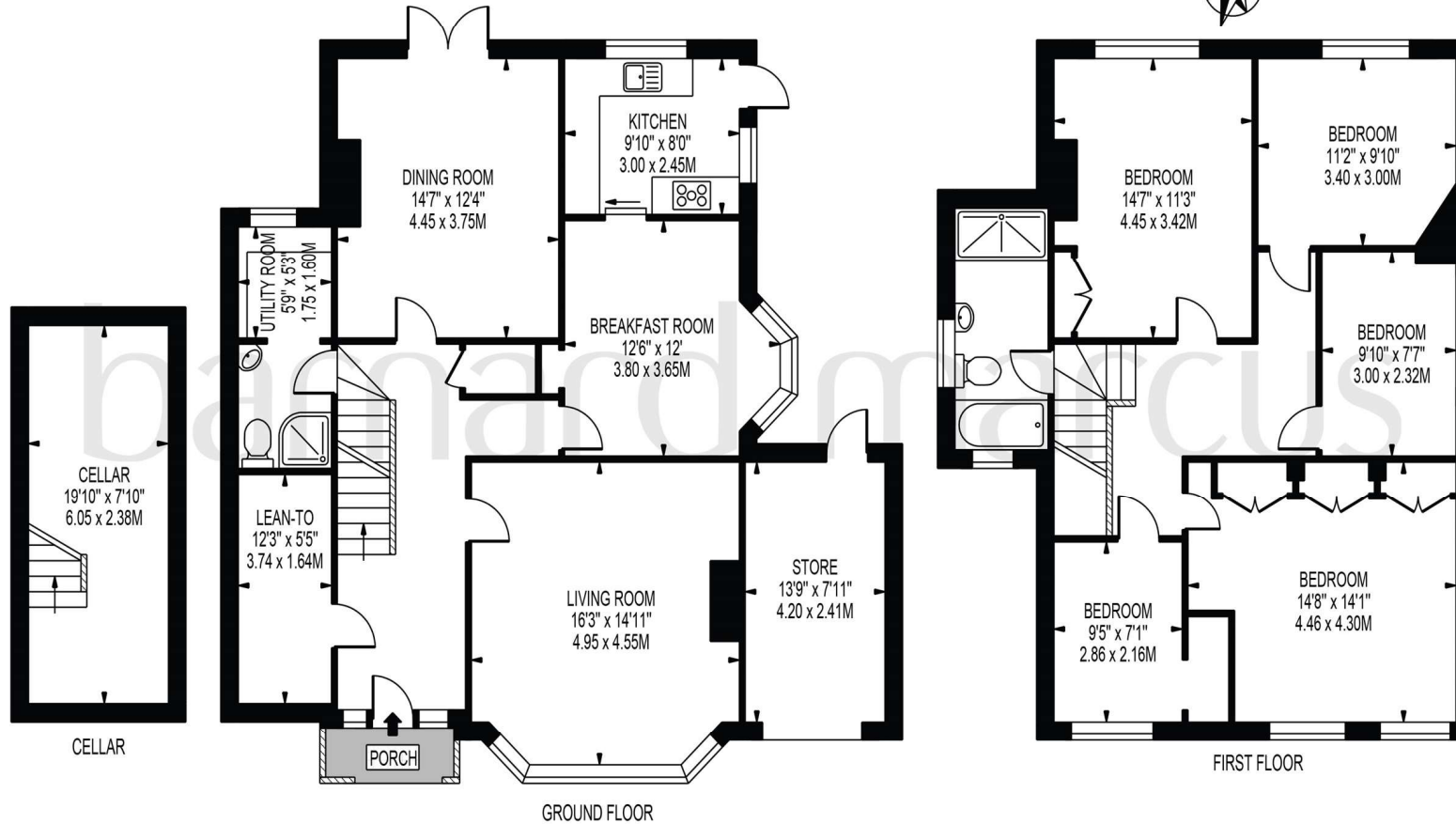
This impressive five-bedroom detached residence offers exceptional space, elegant proportions, and versatile accommodation across two floors. Situated on the desirable Ross Road in Wallington, the home blends classic charm with modern comfort, making it ideal for growing families and those seeking a substantial home in a well-connected setting. The ground floor features a welcoming entrance hall leading to a spacious living room with a beautiful bay window, perfect for entertaining or relaxing with family. The formal dining room provides an elegant space for hosting, while the adjoining breakfast room and modern fitted kitchen create a practical and social hub of the home. A utility room, lean-to, and large cellar offer superb additional storage and functionality. Upstairs, the property boasts five well-proportioned bedrooms, including a generous principal bedroom with ample natural light. A modern family bathroom and additional WC complete the upper level. Outside, the home benefits from a private garden, garage/store area, and ample off-street parking, making it as practical as it is attractive. Positioned within easy reach of Wallington town centre, reputable local schools, and excellent transport links into London and surrounding areas, this property offers the perfect blend of space, convenience, and family lifestyle.



ROSS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1990 SQ FT - 184.85 SQ M
(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 109 SQ FT - 10.12 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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

welcome to

Ross Road, Wallington

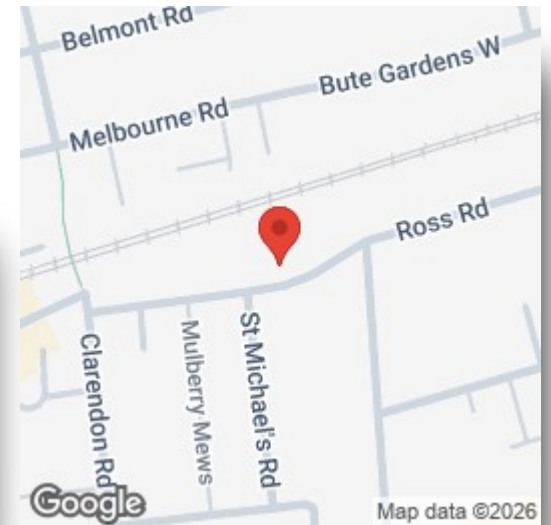
- FIVE BEDROOM DETACHED FAMILY HOME
- THREE GENEROUS RECEPTION ROOMS
- MODERN KITCHEN WITH BREAKFAST AREA
- UTILITY ROOM, CELLAR AND AMPLE STORAGE
- GARAGE & OFF STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£800,000



view this property online barnardmarcus.co.uk/Property/WLG106346



Property Ref:
WLG106346 - 0013

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.



barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



barnardmarcus.co.uk

Please note the marker reflects the
postcode not the actual property