



barnard marcus

Guy Road, Wallington SM6 7LY

welcome to

Guy Road, Wallington

A spacious and well-proportioned four-bedroom family home arranged over three floors, offering generous and versatile accommodation throughout, along with a substantial rear garden.

The ground floor comprises a welcoming entrance hall leading to a bright front reception room, ideal as a formal sitting room. To the rear, there is a separate dining room which flows through to an impressive extended kitchen/living area, creating a fantastic open-plan space for modern family living and entertaining, with direct access to the garden.

Upstairs, the first floor offers two well-sized double bedrooms, with a family bathroom and additional shower room. The layout provides flexible accommodation, ideal for growing families or those working from home.

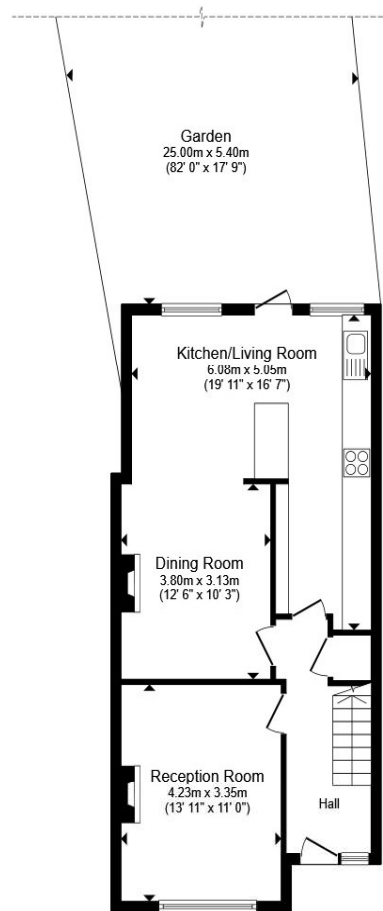
The second floor hosts two further bedrooms, including another good-sized double room and a fourth bedroom, making this level ideal for guest accommodation, a home office, or older children.

Externally, the property benefits from a substantial rear garden, offering excellent outdoor space for families and entertaining, with additional storage.

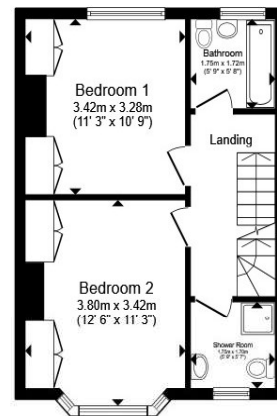
The property is ideally situated for excellent transport links, with Wallington mainline station providing regular services into Central London, and nearby tram connections offering convenient access across the wider network. The location is also well served by bus routes.

Families will particularly appreciate the proximity to a number of well-regarded primary, secondary and grammar schools.

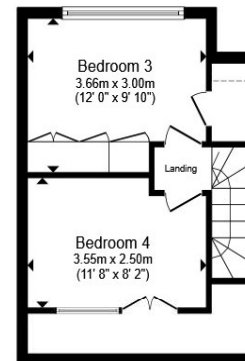




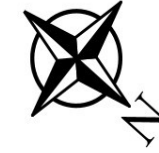
Ground Floor



First Floor



Second Floor



Additional Benefits

This lovely home also benefits from having fitted wardrobes in the bedrooms on the first floor, eaves storage, a fully powered summer house, additional shed in the garden for even more storage, driveway, close to Beddington Park and so much more!

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 121.0 m² (1,303 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 Guy Road, Wallington

- FOUR BEDROOM FAMILY HOME SPLIT OVER THREE FLOORS
- GENEROUS KITCHEN/LIVING EXTENSION
- TWO BATHROOMS
- LARGE REAR GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£550,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106558



Property Ref:
WLG106558 - 0008

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