



**HUNTERS**<sup>®</sup>  
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HERE TO GET *you* THERE

# Derek Avenue, Wallington

Guide Price £550,000 - £575,000



GUIDE PRICE £550,000 - £575,000. OFFERED WITH NO ONWARD CHAIN, this spacious, three-bedroom semi-detached house presents an excellent opportunity for buyers wanting to improve and/or extend a property. It boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-proportioned bedrooms offer comfort and privacy, making it an ideal home for those seeking a peaceful retreat.

One of the standout features of this residence is the potential for side, rear or loft extensions, subject to planning permission. This flexibility allows you to tailor the home to your specific needs, whether that be creating additional living space or enhancing the existing layout.

The property also includes a fantastic garage and workshop, perfect for hobbyists or those in need of extra storage. The lovely rear garden is a delightful outdoor space, ideal for enjoying sunny days, gardening, or simply unwinding in a tranquil setting.

Situated on a sought-after tree-lined road, this home benefits from a pleasant neighbourhood atmosphere, making it a desirable location for families especially considering the many excellent schools nearby.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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## KEY FEATURES

- FANTASTIC LOCATION FOR SCHOOLS
  - EXCLUSIVE TO HUNTERS
  - NO ONWARD CHAIN
  - TWO RECEPTION ROOMS
- DOWNSTAIRS WC/SHOWER
- DRIVEWAY TO FRONT
- GARAGE & WORKSHOP
- VERY POPULAR LOCATION





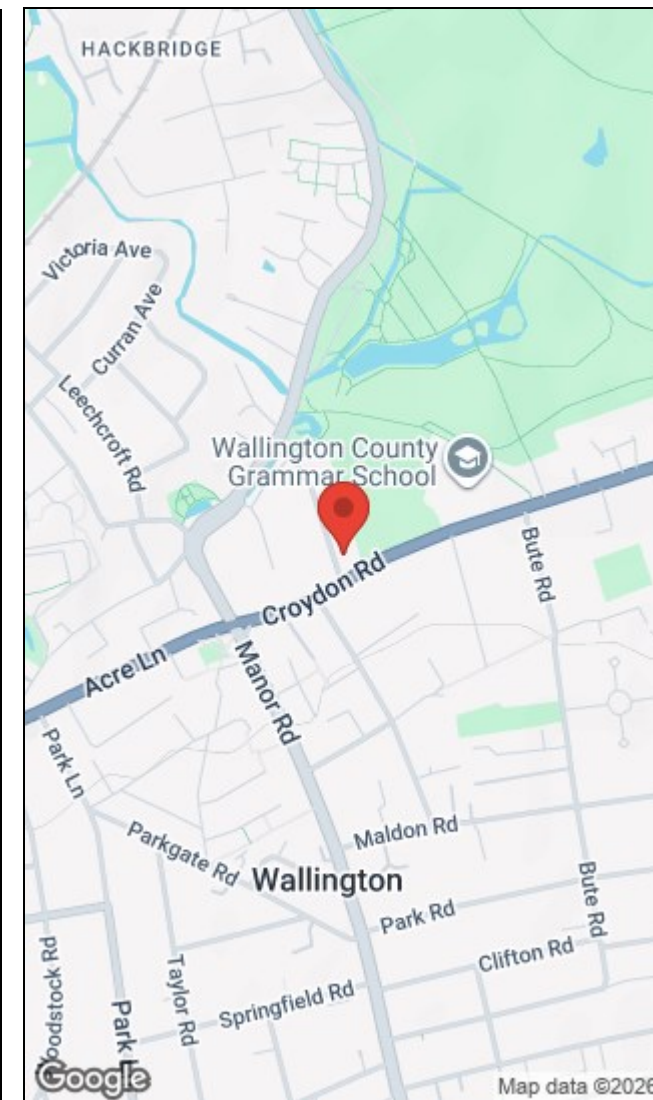


**Ground Floor**  
Approximate Floor Area  
573 sq.ft  
(53.26 sq.m)

**First Floor**  
Approximate Floor Area  
494 sq.ft  
(45.90 sq.m)

**Approx. Gross Internal Floor Area 1067 sq. ft / 99.16 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.  
Produced by designimperial.com



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           |
| England & Wales                             |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) <b>A</b>                                              |  |         |           |
| (81-91) <b>B</b>                                                |  |         |           |
| (69-80) <b>C</b>                                                |  |         |           |
| (55-68) <b>D</b>                                                |  |         |           |
| (39-54) <b>E</b>                                                |  |         |           |
| (21-38) <b>F</b>                                                |  |         |           |
| (1-20) <b>G</b>                                                 |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |
| England & Wales                                                 |  |         |           |

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