



HUNTERS[®]
HERE TO GET *you* THERE

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Acre Lane, Wallington

£525,000

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Hunters are delighted to offer this fantastic semi-detached house which presents an excellent opportunity for those looking to make their mark on a new home. Spanning an impressive 968 square feet, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying family time. With three well-proportioned bedrooms, this residence is ideal for families or those seeking extra space.

The large rear garden is a standout feature, offering a tranquil outdoor space for relaxation and play. Additionally, it includes a gardener's WC and a garage, providing practical storage solutions and potential for further development. There is also the possibility of adding a driveway to the front of the property, subject to planning permission, which would enhance convenience and curb appeal.

Situated on the borders of Wallington and Carshalton, this home benefits from excellent transport links, making commuting a breeze. The area is also renowned for its sought-after schools, making it an attractive choice for families.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.

KEY FEATURES

- NO ONWARD CHAIN
- EXCLUSIVE TO HUNTERS
- TWO RECEPTION ROOMS
 - DOUBLE GLAZING
 - GAS CENTRAL HEATING
- LARGE GARDEN WITH SIDE ACCESS
 - GARAGE TO REAR
- POTENTIAL FOR DRIVEWAY TO FRONT (STPP)





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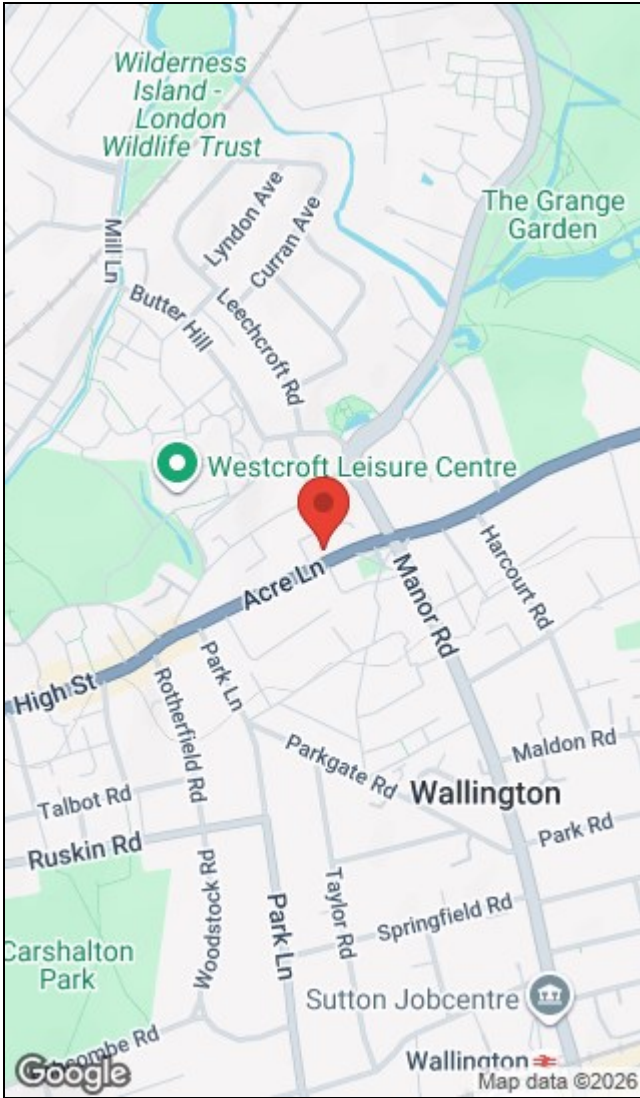
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80)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

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