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London Road, Wallington

£525,000

Situated on the ever-popular London Road in Wallington, this three-bedroom semi-detached family home offers an exciting opportunity for buyers looking to modernise and create their ideal home. Requiring renovation throughout, the property boasts huge potential for improvement and extension (STPP).

The accommodation currently extends to approximately 1,139 sq ft and comprises two spacious reception rooms, kitchen, downstairs WC, and three well-proportioned bedrooms. Further benefits include double glazing and gas central heating as well as a garage and driveway.

Externally, the property offers scope to enhance and extend, subject to the usual planning consents, with excellent potential to significantly increase both living space and value.

Conveniently located for local shops, schools, transport links, and amenities, this property presents a rare opportunity to acquire a home with exceptional potential in a sought-after Wallington location.

Anti-Money Laundering Checks
In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

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KEY FEATURES

- NO ONWARD CHAIN
- EXCLUSIVE TO HUNTERS
- GARAGE & DRIVEWAY
- POTENTIAL TO EXTEND (STPP)
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- EXCELLENT LOCATION
- 1139 SQUARE FEET

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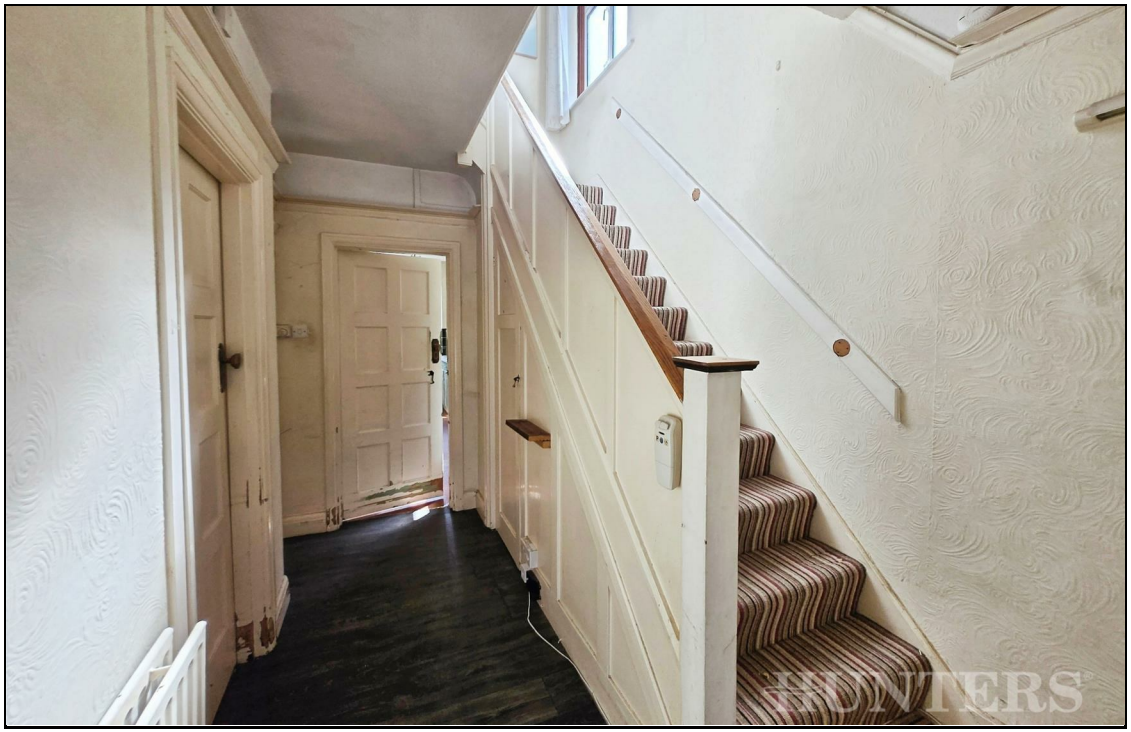
HUNTERS

Ground Floor
Approximate Floor Area
583 sq.ft
(54.18 sq.m)

First Floor
Approximate Floor Area
556 sq.ft
(51.63 sq.m)

Approx. Gross Internal Floor Area 1139 sq. ft / 105.81 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.
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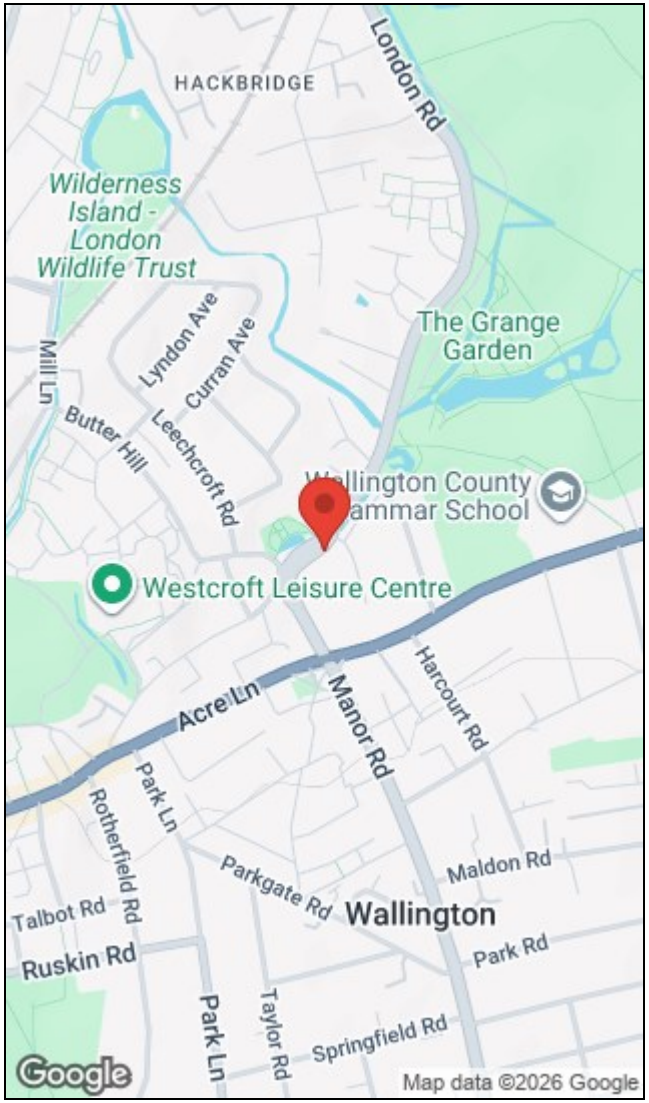

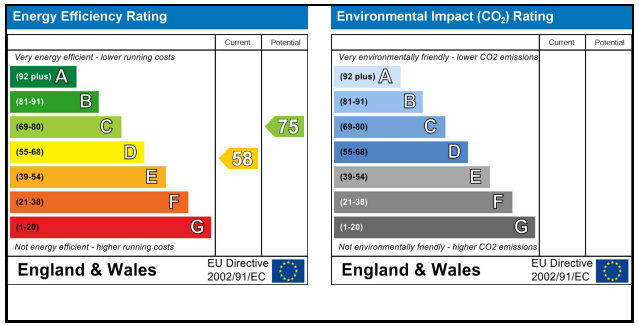

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