



**Victoria Avenue, Wallington, Surrey, SM6 7JS**  
**Offers in Excess of £600,000**

**A spacious extended 3 bedroom Semi Detached family home. The property benefits from new windows and front door and a 2nd bathroom and study. Located in a tree lined residential road conveniently situated within a mile of Wallington High Street with its variety of shops, leisure facilities, restaurants and transport links - including Wallington Mainline station and just 0.7 miles from Carshalton Mainline Station. The area is also popular for its reputable schools and is just 0.6 miles from Wallington County Grammar School, making this semi-detached home an attractive prospect for families.**



**\*22'7 Kitchen/Dining Room**  
**\*3 Double Bedrooms & 2 Bathrooms**  
**\*Study**  
**\*Driveway for off street parking**

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**Enclosed Entrance Porch**  
Leading to entrance hall

**Entrance Hall**  
Under stairs storage, doors to:

**Living Room - 14' 9" x 10' 7" (4.49m x 3.22m)**  
Front aspect, fireplace

**Study - 9' 0" x 5' 10" (2.74m x 1.78m)**  
Front aspect

**Kitchen/Dining Room - 22' 7" x 9' 3" (6.88m x 2.82m)**  
Rear aspect, open plan, doors out to garden, door to shower room and ground floor WC

**Ground floor Shower Room**  
Leading to WC

**Ground floor WC**

**Stairs to first floor landing**  
Doors to:



**Bedroom 1 - 12' 9" x 10' 3" (3.88m x 3.12m)**

Front aspect, bay window

**Bedroom 2 - 12' 6" x 12' 4" (3.81m x 3.76m)**

Front aspect

**Bedroom 3 - 10' 11" x 10' 3" (3.32m x 3.12m)**

Rear aspect, storage cupboard

**Family Bathroom - 9' 5" x 9' 3" (2.87m x 2.82m)**

Rear aspect with bath and shower cubicle

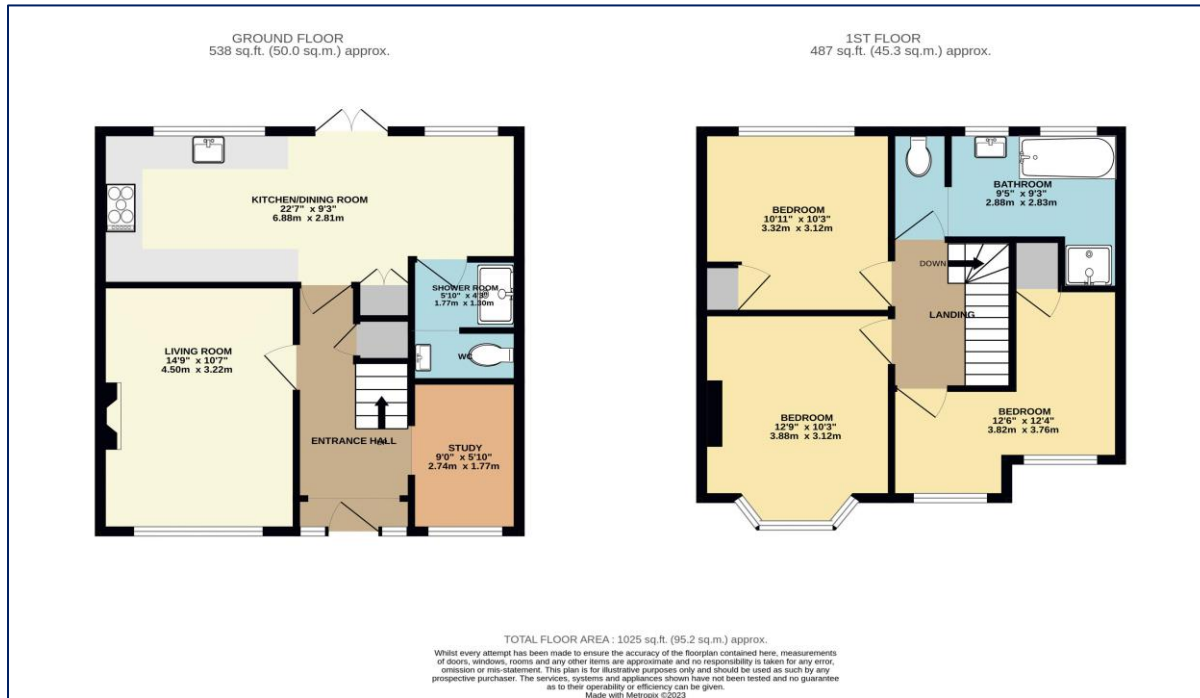
**Outside**

**Large Rear Garden**

**Cabin/Outbuilding at rear**

**Driveway for off street parking**





**Council Tax - D**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



**95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**



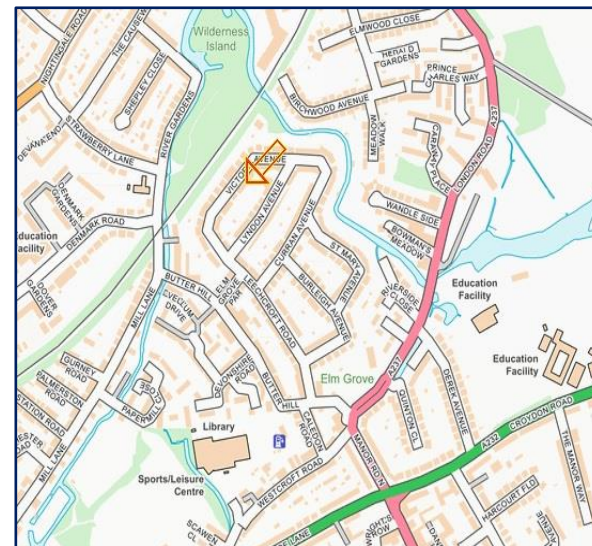
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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