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MARRIOTT VERNON
ESTATE AGENTS



9A Godalming Avenue, Wallington, SM6 8NH

Guide price £550,000



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Wallington, SM6 8NH

Guide Price £550,000-£575,000

Marriott Vernon are delighted to offer to the market this chain free, three bedroom end of terrace family home with off street parking, garage, and 55ft low maintenance patio garden, conveniently situated in a quiet residential road close to transport links and amenities.

The property provides well proportioned, bright and spacious accommodation - ideal for a growing family. Features include a generous 27ft through reception, well equipped kitchen and separate breakfast area, upstairs family bathroom, gas central heating, double glazing and is offered to the market with no onward chain.

Accommodation comprises entrance porch and hallway with stairs rising to the first floor, leading into the double length reception room with ample space for relaxing and entertaining, and sliding doors onto the patio garden. The separate kitchen comprises a range of matching wall and base units with work surfaces, a useful adjoining breakfast room enjoys direct access onto the rear garden. To the first floor, there are three well proportioned bedrooms - two doubles and a further single, plus a family bathroom with three piece suite.

The property is conveniently located within a short distance of Waddon station as well as regular bus routes providing useful links into Central Croydon. Croydon itself offers a huge array of shops, bars, restaurants and amenities, as well as mainline stations at East and West Croydon and Tramlink connections to Beckenham and Wimbledon. Purley Way is also close-by for branded shopping, supermarkets, cinema complex and further leisure facilities and the area is well served by good schools and open spaces.

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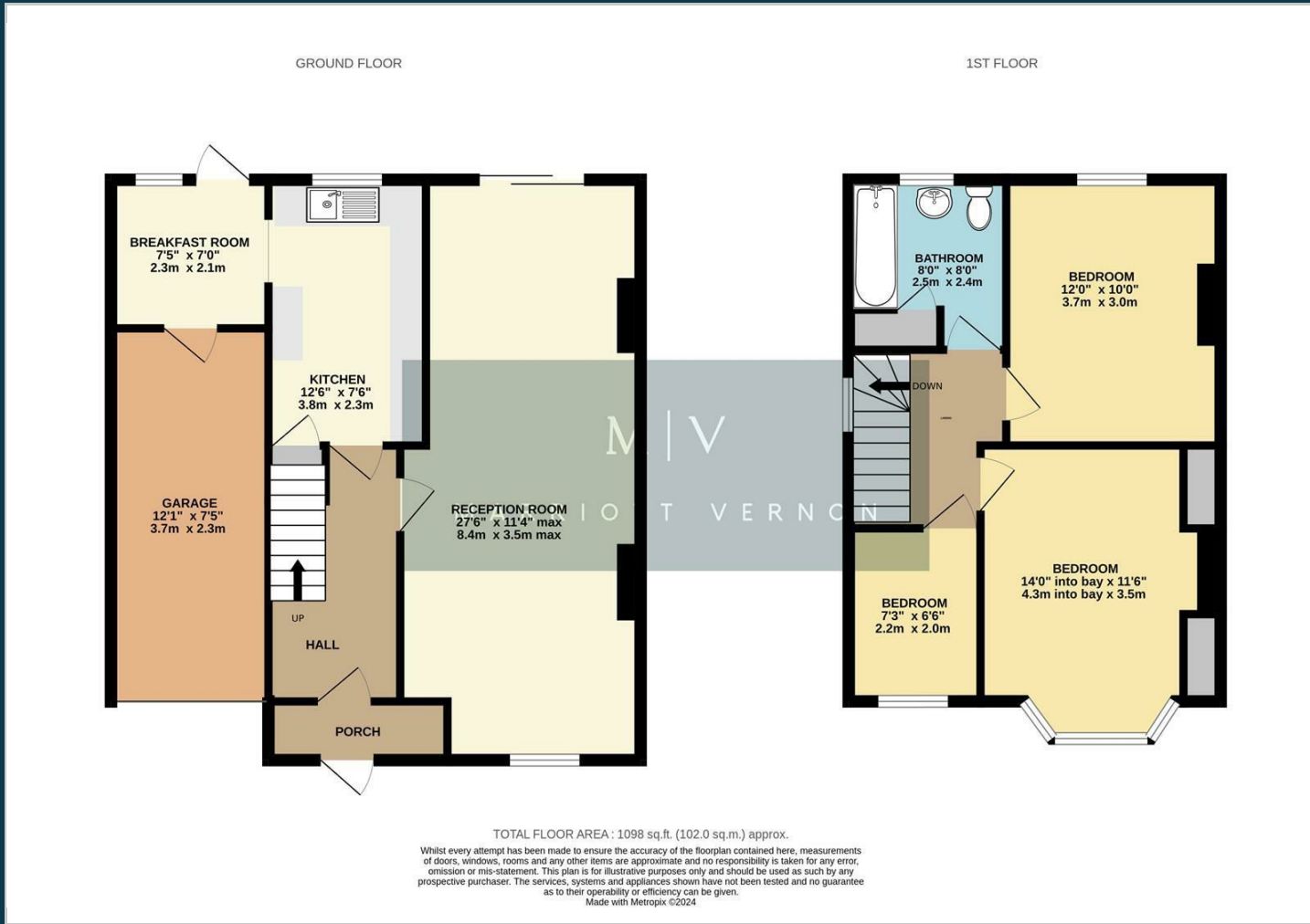




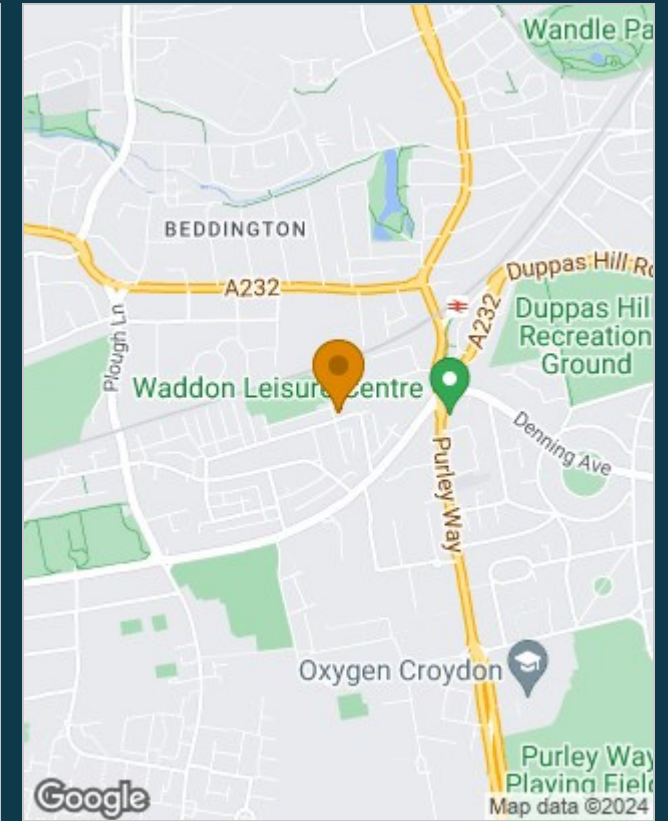
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Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.