



OVER 60?

Secure this property
for up to **59% less!**

Price

£550,000

Freehold

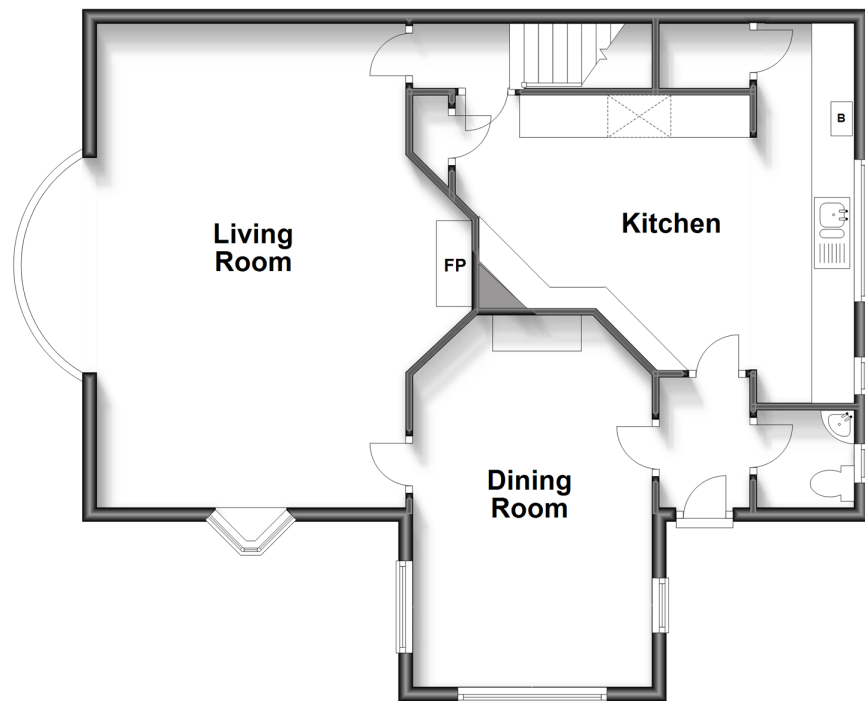
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**Croydon Road,
Wallington, Surrey, SM6**

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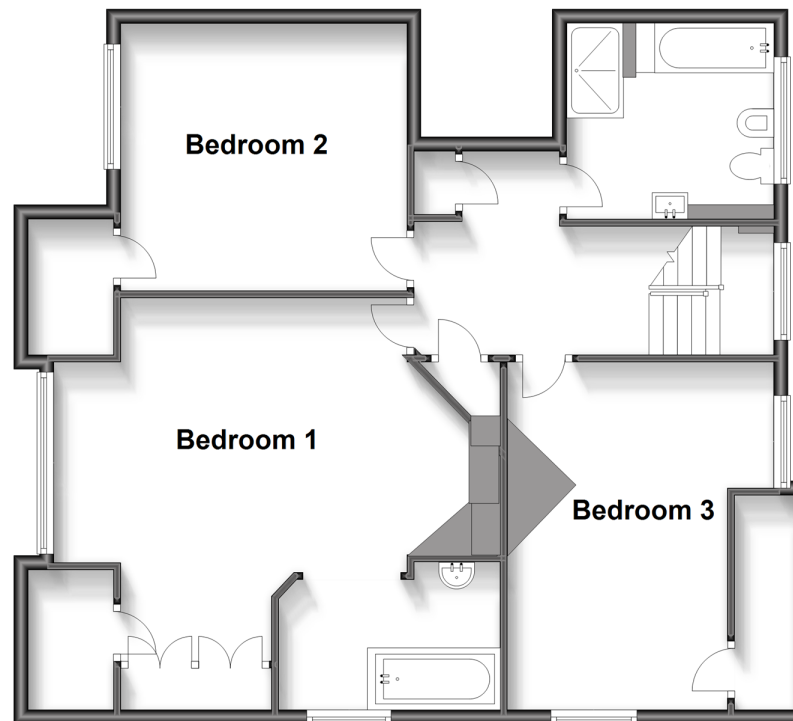
Ground Floor

Approx. 81.8 sq. metres (880.9 sq. feet)



First Floor

Approx. 93.7 sq. metres (1008.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall: 7'5 x 4'1 (2.26m x 1.25m)

Cloakroom

Dining Room: 16'3 x 11'0 (4.96m x 3.36m)

Kitchen : 19'8 maximum x 17'1 maximum
(6.00m x 5.21m)

Living Room: 22'4 x 18'7 Maximum into
bay (6.81m x 5.67m)

FIRST FLOOR

Landing

Bedroom 1: 18'9 maximum x 16'1 (5.72m x
4.91m)

En-Suite Bathroom : 10'1 x 6'0 (3.08m x
1.83m)

Bedroom 2: 13'1 x 12'4 (3.99m x 3.76m)

Bedroom 3: 15'9 x 10'7 (4.80m x 3.23m)

Bathroom: 9'6 x 9'0 (2.90m x 2.75m)

OUTSIDE

Driveway

Rear Garden



Main features

- Spacious accommodation throughout
- Large driveway and rear garden
- Short distance to local amenities and train stations
- Excellent schools close by including Wilsons and Wallington Grammar
- Separate living room and dining room

Nearest Schools

Primary Schools: Holy Trinity CofE Junior School 0.4 miles, Beddington Park Primary 0.6 miles
Secondary Schools: Carew Manor School 0.2 miles, Sherwood Park School 0.3 miles, Wallington County Grammar School 0.4 miles,

Transport Information

Train Stations: Wallington 1.2 miles, Carshalton 1.5 miles, Hackbridge 1.5 miles

Address

Croydon Road, Wallington, Surrey, SM6

Directions

For directions to this property please contact us.



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Call Wallington Branch 020 8647 0011 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Flying freehold affects part of this property, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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