



**Price**  
**£650,000**

**Freehold**

4x  2x  1x 

**The Chase, Wallington,  
Surrey, SM6**

**OVER 60?**

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

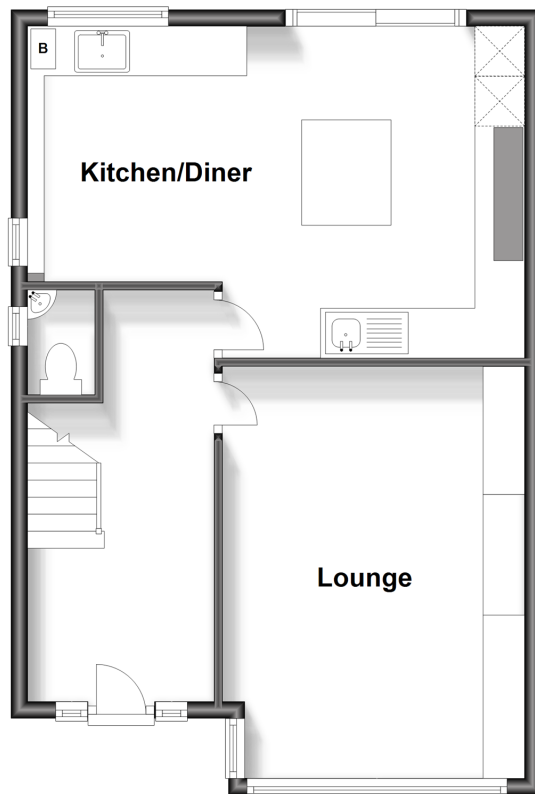


Video Tour available

**cubitt & west**  
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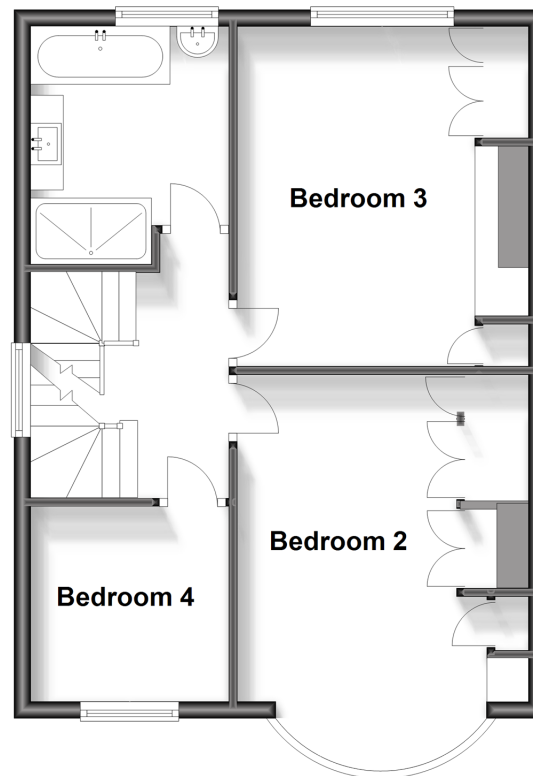
## Ground Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



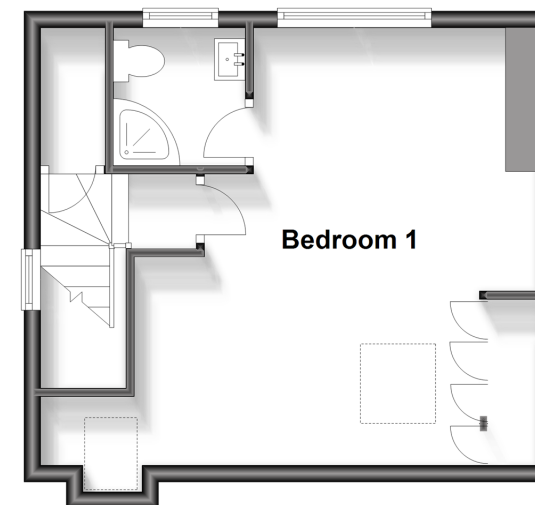
## First Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



## Second Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall: 17'2 x 7'5 (5.24m x 2.26m)

Lounge : 16'5 x 11'2 (5.01m x 3.41m)

Cloakroom

Kitchen/Breakfast Room: 18'9 x 13'3 (5.72m x 4.04m)

### FIRST FLOOR

Bedroom 2: 15'5 into bay x 9'5 (4.70m x 2.87m)

Bedroom 3: 13'1 x 10'5 (3.99m x 3.18m)

Bedroom 4: 8'4 x 7'6 (2.54m x 2.29m)

Family Bathroom: 9'7 x 7'7 (2.92m x 2.31m)

### SECOND FLOOR

Bedroom 1: 17'1 into eaves x 16'1 maximum (5.21m x 4.91m)

En-suite Shower Room: 5'9 x 5'2 (1.75m x 1.58m)

### OUTSIDE

Driveway

Rear Garden

Garage



## Main features

- Semi-detached family home arranged over three floors
- Spacious rooms and plenty of original features throughout
- Bedroom 1 has an en-suite shower room
- Within close proximity to local primary and secondary schools
- Driveway and rear garden



### Nearest Schools

Primary Schools: High View Primary 0.1 miles, St Elphege's RC Junior School 0.4 miles, Foresters Primary 0.5 miles

Secondary Schools: Wilson's School 0.2 miles, Link



### Transport Information

Train Stations: Waddon 0.7 miles, Wallington 1.0 miles, South Croydon 1.3 miles  
Underground Morden 4.0 miles, Colliers Wood 4.4 miles, South Wimbledon 4.6 miles



### Address

The Chase, 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)



- 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

- 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.



EPC RATING



22113577/20240706/GG/DK