



Guide Price
£525,000

Freehold

3x  1x  2x 

Sandy Lane North,
Wallington, Surrey, SM6

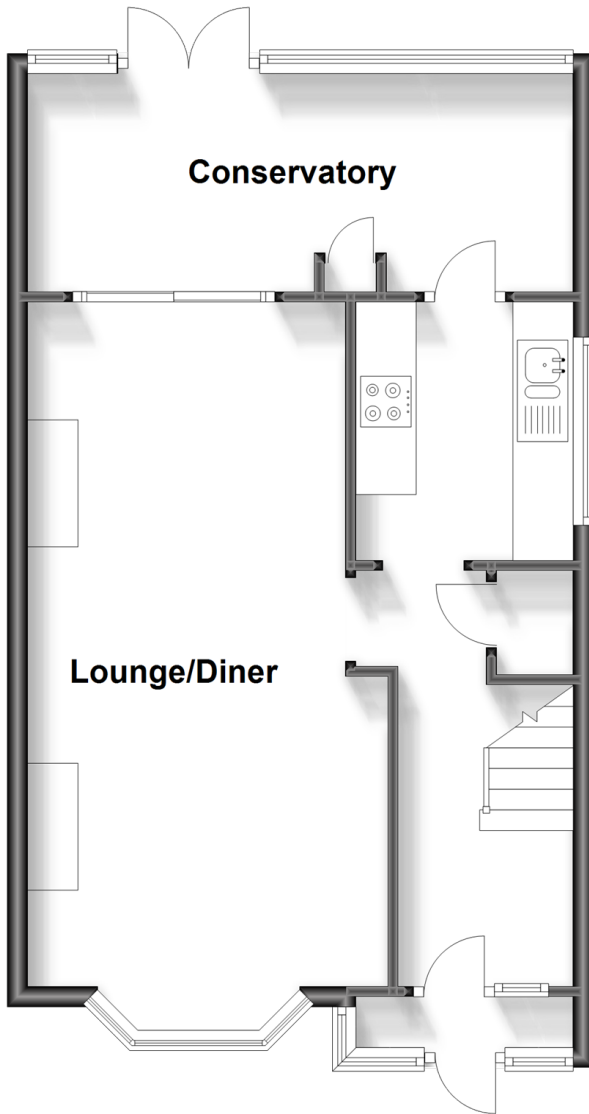
OVER 60?

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

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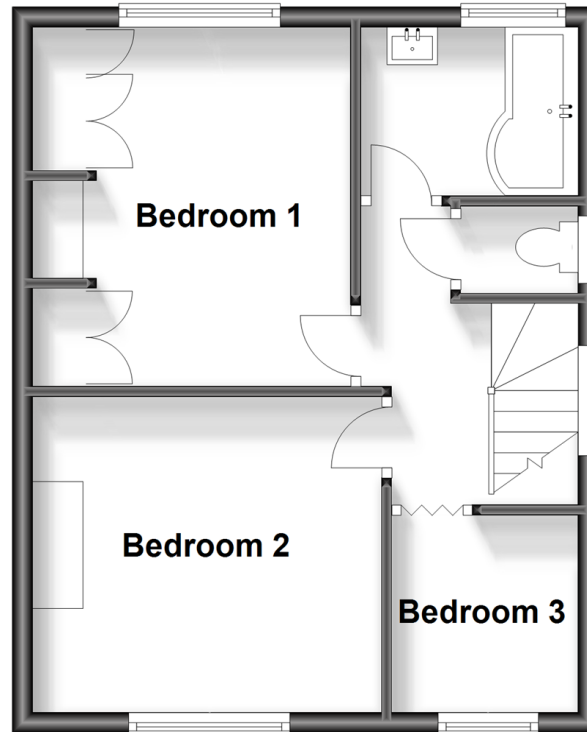
Ground Floor

Approx. 50.2 sq. metres (540.1 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.3 sq. feet)



Accommodation

GROUND FLOOR

Porch

Entrance Hall

Lounge/Diner: 23'9 x 10'2 (7.24m x 3.10m)

Kitchen: 8'4 x 7'0 (2.54m x 2.14m)

Conservatory : 18'1 x 7'2 (5.52m x 2.19m)

FIRST FLOOR

Landing

Bedroom 1: 11'5 x 9'1 (3.48m x 2.77m)

Bedroom 2: 11'3 x 9'8 (3.43m x 2.95m)

Bedroom 3: 6'5 x 5'8 (1.96m x 1.73m)

Bathroom: 6'9 x 5'3 (2.06m x 1.60m)

Separate Toilet : 4'3 x 2'8 (1.30m x 0.81m)

OUTSIDE

Front And Rear Garden

Driveway

Garage



Main features

- Driveway and garage
- Extensive private rear garden and conservatory
- Beautifully presented throughout
- In catchment for Sutton Boroughs excellent schools including Wilsons and Wallington Girls
- Short distance to Wallington mainline train station and high street



Nearest Schools

Primary Schools: High View Primary 0.2 miles, St Elphege's RC Junior School 0.6 miles, Foresters Primary 0.6 miles

Secondary Schools: Wilson's School 0.4 miles, Sherwood



Transport Information

Train Stations: Wallington 0.7 miles, Waddon 1.0 miles, Hackbridge 1.3 miles
Underground Morden 3.7 miles, Colliers Wood 4.2 miles, South Wimbledon 4.4 miles



Address

Sandy Lane North, Wallington, Surrey, SM6



Directions

For directions to this property please contact us.



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- 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



22116481/20240126/JC/LB