



**Price**  
**£550,000**

**Freehold**

3x  1x  2x 

**Derek Avenue,  
Wallington, Surrey, SM6**

**cubitt & west**  
Helping you move forwards





## Main features

- Chain free and ready to put your own stamp on
- Garage and off-road parking
- Extensive rear garden
- Perfect location for access to excellent local schools including Wilsons and Wallington Grammar school
- Short distance to local amenities and train stations

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Lounge: 14'2 x 11'2 (4.32m x 3.41m)
- Dining Room: 15'0 x 10'6 (4.58m x 3.20m)
- Kitchen: 14'2 x 6'8 (4.32m x 2.03m)

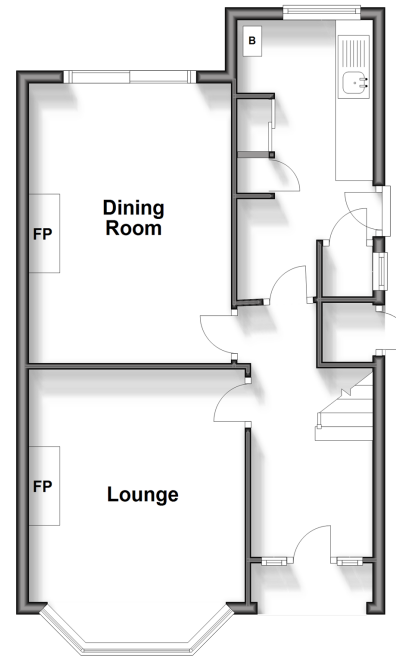
### FIRST FLOOR

- Landing
- Bedroom 1: 14'7 x 10'8 (4.45m x 3.25m)
- Bedroom 2: 14'7 x 10'8 (4.45m x 3.25m)
- Bedroom 3: 10'7 x 6'8 (3.23m x 2.03m)
- Bathroom

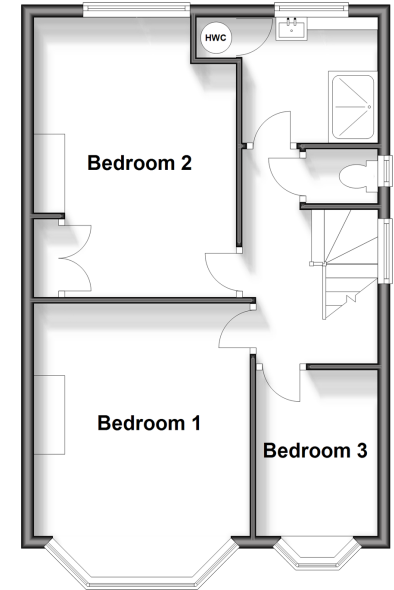
### OUTSIDE

- Driveway
- Garage
- Rear Garden

**Ground Floor**  
Approx. 46.7 sq. metres (503.0 sq. feet)



**First Floor**  
Approx. 46.1 sq. metres (496.1 sq. feet)



Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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