



**Price**  
**£625,000**

**Freehold**

3x  1x  2x 

**Crichton Avenue,  
Wallington, Surrey, SM6**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- Situated in a sought after road in the heart of Wallington
- Perfect opportunity to put your own stamp on this detached family home
- Potential to extend further (subject to planning permission being obtained)
- Driveway and garage
- Attractive rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall: 16'4 x 5'11 (4.98m x 1.80m)  
 Lounge: 13'9 x 11'1 (4.19m x 3.38m)  
 Dining Room: 15'1 into bay x 12'7 (4.60m x 3.84m)  
 Kitchen: 11'9 maximum x 7'8 (3.58m x 2.34m)  
 Conservatory : 10'11 x 8'0 (3.33m x 2.44m)

### FIRST FLOOR

Landing  
 Bedroom 1: 12'9 x 11'7 (3.89m x 3.53m)  
 Bedroom 2: 13'10 x 12'3 (4.22m x 3.74m)  
 Bedroom 3: 9'8 x 7'1 into wardrobes (2.95m x 2.16m)  
 Bathroom: 7'5 x 6'9 (2.26m x 2.06m)  
 Separate Toilet  
 Office : 10'6 x 8'0 (3.20m x 2.44m)  
 Study : 9'11 x 7'7 (3.02m x 2.31m)

### OUTSIDE

Driveway  
 Front Garden  
 Garage  
 Rear Garden



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
- 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.