



Price
£615,000

Freehold

4x  2x  2x 

**Godalming Avenue,
Wallington, Surrey, SM6**

OVER 60?

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

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Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'4 into bay x 12'11 (4.37m x 3.94m)

Dining Area: 13'1 x 11'11 (3.99m x 3.63m)

Kitchen: 18'2 maximum x 16'4 maximum (5.54m x 4.98m) narrowing to 6'4 x 7'10 (1.93m x 2.39m)

FIRST FLOOR

Landing

Bedroom 1: 14'7 x 11'10 (4.45m x 3.61m)

Bedroom 2: 13'2 x 11'11 (4.02m x 3.63m)

Bedroom 4: 7'11 x 7'11 (2.41m x 2.41m)

Bathroom

SECOND FLOOR

Landing

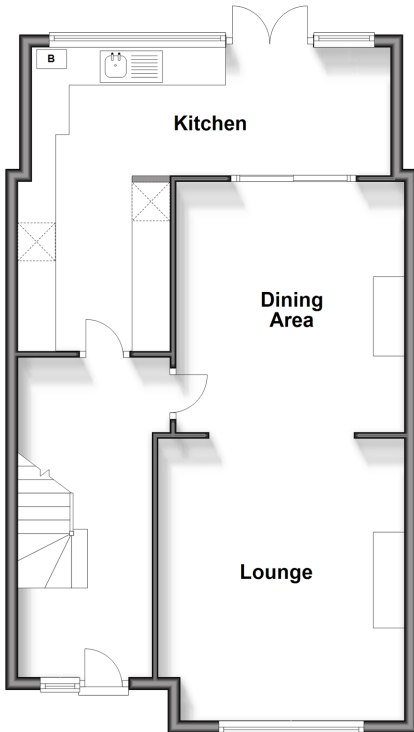
Bedroom 3: 13'6 into eaves x 10'10 (4.12m x 3.30m)

En-Suite Shower Room

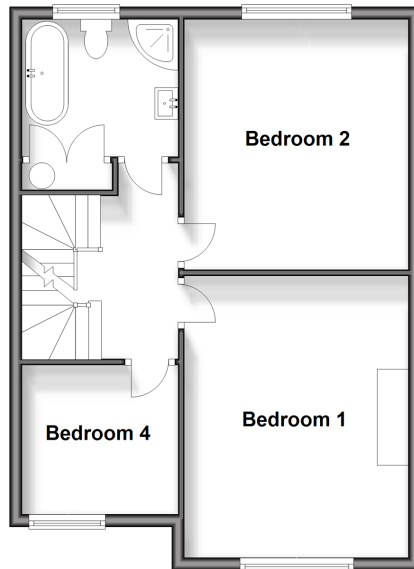
OUTSIDE

Rear Garden

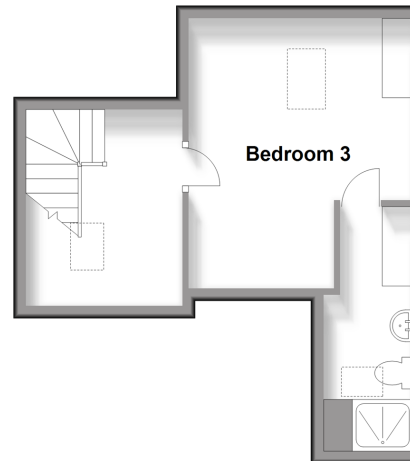
Ground Floor
Approx. 61.7 sq. metres (664.2 sq. feet)



First Floor
Approx. 50.8 sq. metres (547.3 sq. feet)



Second Floor
Approx. 27.0 sq. metres (290.5 sq. feet)





Main features

- **Fantastic family home situated close to many popular schools**
- **Arranged over 3 floors**
- **Spacious lounge and dining area ensure entertaining is easy**
- **Bathroom and en-suite shower room**
- **In the vicinity of local amenities and train stations**
- **Planning permission approved: DM2023/01571**



Nearest Schools

Primary: High View Primary 0.3 miles, Amy Johnson Primary 0.8 miles, Regina Coeli Catholic Primary 0.9 miles

Secondary: Wilson's School 0.8 miles, Sherwood Park School 1.0 miles, Haling Manor High School 1.0 miles



Transport Information

Train Stations: Waddon 1.0 miles, West Croydon 1.3 miles, Hackbridge 1.5 miles



Address

Godalming Avenue, 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



22117041/20240308/GG/DK