



**OVER 60?**

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

**Price**

**£550,000**

**Freehold**

3x  1x  1x 

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

**cubitt&west**  
Helping you move forwards





## Main features

- Excellent end-of-terrace house
- Close to popular schools
- Garage at rear
- Fitted kitchen with integrated appliances
- Well-presented throughout, with a recent roof renovation
- Within easy reach of local transport links

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Lounge: 14'7 x 12'5 (4.45m x 3.79m)  
Kitchen/Diner: 18'9 x 12'0 (5.72m x 3.66m)

### FIRST FLOOR

Landing  
Bedroom 1: 14'8 x 12'3 (4.47m x 3.74m)  
Bedroom 2: 12'5 x 11'4 (3.79m x 3.46m)  
Bedroom 3: 7'7 x 6'2 (2.31m x 1.88m)  
Bathroom  
Separate Toilet

### OUTBUILDING

Garage

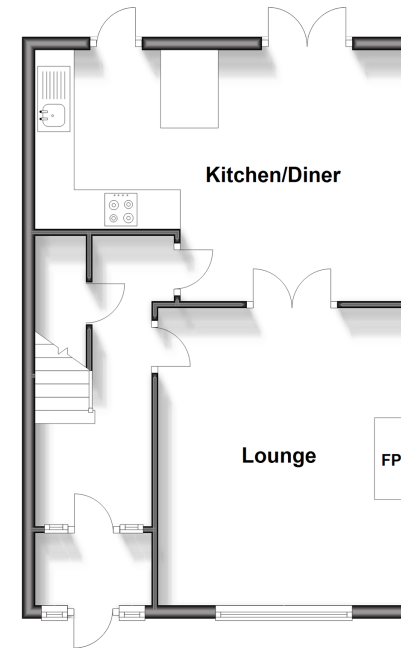
### OUTSIDE

Front Garden  
Rear Garden

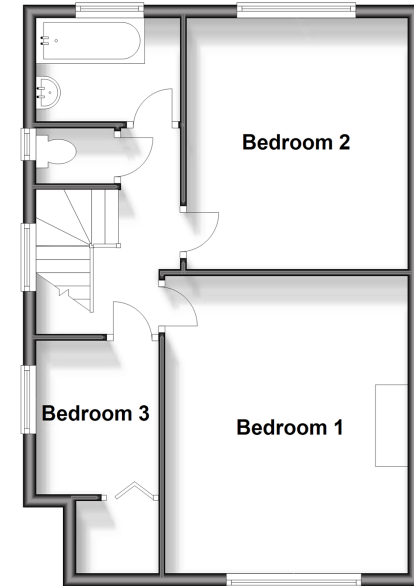
**Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

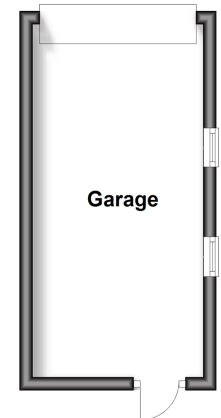
**Ground Floor**  
Approx. 48.9 sq. metres (526.1 sq. feet)



**First Floor**  
Approx. 48.1 sq. metres (518.0 sq. feet)



**Outbuilding**  
Approx. 14.3 sq. metres (153.8 sq. feet)



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