



**Price**  
**£650,000**

**Freehold**

4x  2x  2x 

**Alington Grove, South  
Wallington, Surrey, SM6**

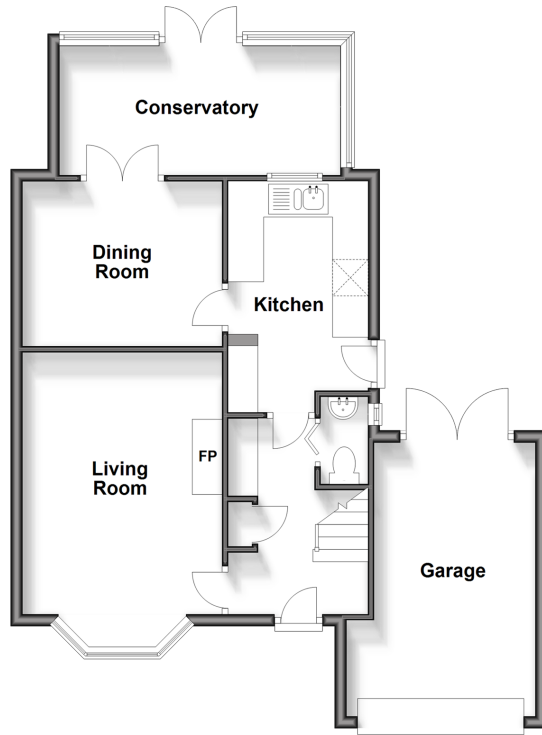
**OVER 60?**

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

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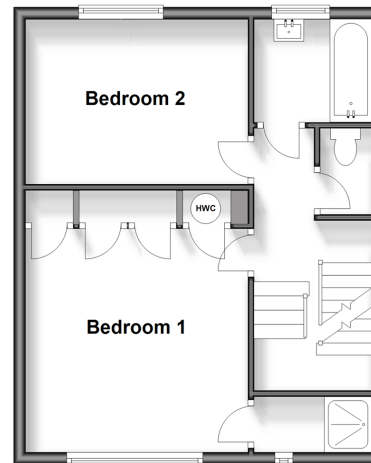
### Ground Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



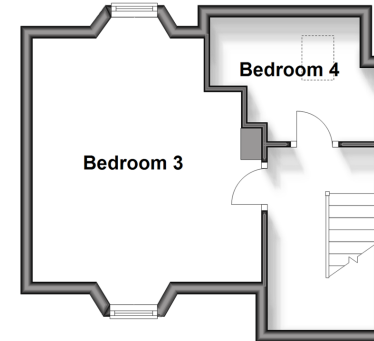
### First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



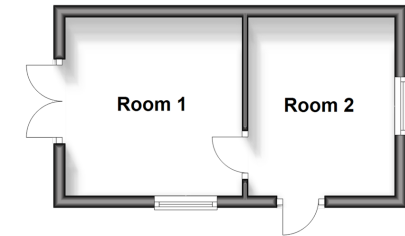
### Second Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



### Outbuilding

Approx. 16.4 sq. metres (176.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 16'10 into bay x 10'11  
(5.13m x 3.33m)

Dining Room: 10'11 x 10'0 (3.33m x 3.05m)

Conservatory: 15'9 x 8'1 (4.80m x 2.47m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'5 x 12'0 (3.79m x 3.66m)

En-Suite Shower Room

Bedroom 2: 12'7 x 9'2 (3.84m x 2.80m)

Bathroom

Separate Toilet

### SECOND FLOOR

Landing

Bedroom 3: 16'2 maximum x 12'8  
(4.93m x 3.86m)

Bedroom 4: 9'5 maximum x 7'1  
maximum (2.87m x 2.16m)

### OUTBUILDING

#### OUTSIDE

Driveway

Garage

Rear Garden



## Main features

- Spacious family home
- Situated in a highly sought-after road in south Wallington
- Driveway, garage and large rear garden
- Opportunity for you to put your own stamp on the property
- Potential to extend (subject to planning permission being obtained)
- No onward chain

## Nearest Schools

Primary: Amy Johnson Primary 0.5 miles, Bandon Hill Primary 0.6 miles, Foresters Primary 0.7 miles

Secondary:: Wallington High School for Girls 0.2 miles, John Fisher 0.4 miles, Tudor Lodge School 0.6 miles

## Transport Information

Train Stations: Wallington 0.9 miles, Carshalton Beeches 1.3 miles, Purley 1.4 miles

## Address

Alington Grove, South Wallington, Surrey, SM6

## Directions

For directions to this property please contact us.



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Call Wallington Branch 020 8647 0011 ■ [cubittandwest.co.uk](https://www.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.



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