



**Guide Price**  
**£550,000**

**Freehold**

3x  1x  1x 

**Curran Avenue,  
Wallington, Surrey, SM6**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Semi-detached family house
- Quiet and peaceful residential road
- Beautifully maintained rear garden which backs onto the River Wandle
- Perfect opportunity to put your own stamp on
- Close to highly-regarded schools
- Driveway and garage
- Offered chain free!

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 25'9 x 10'0 (7.85m x 3.05m)

Kitchen/Breakfast Room: 21'2 maximum x 12'5 maximum (6.46m x 3.79m)

### FIRST FLOOR

Landing

Bedroom 1: 13'7 into bay x 10'1 maximum (4.14m x 3.08m)

Bedroom 2: 11'1 x 8'10 up to fitted wardrobes (3.38m x 2.69m)

Bedroom 3: 7'0 x 6'11 (2.14m x 2.11m)

Shower Room

### OUTSIDE

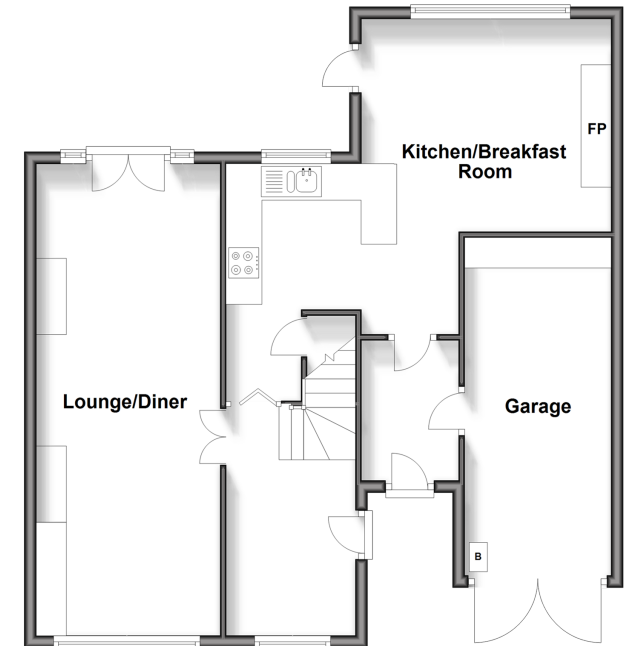
Driveway

Garage

Rear Garden

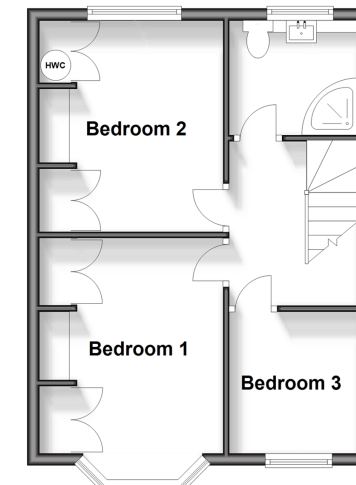
### Ground Floor

Approx. 72.5 sq. metres (780.0 sq. feet)



### First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



**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.



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