



DANIEL ADAMS



**5 Victoria Avenue**  
Wallington, SM6 7JP

**Guide Price £650,000**



## 5 Victoria Avenue

Wallington, SM6 7JP

This extended and beautifully presented 5-bedroom semi-detached house is ideally situated within a sought-after residential road, offering a blend of modern comfort and classic charm. Boasting ample living space and a range of desirable features, this property presents an exceptional opportunity for family living.

Upon entry, you are greeted by a conventional layout throughout the home. The ground floor comprises two spacious reception rooms, offering versatile spaces for relaxation and entertainment, large kitchen and downstairs shower room. Heading upstairs, the property benefits from 5 bedroom with the majority offering built in wardrobes/storage and the modernised bathroom adds a touch of luxury, providing a tranquil retreat for unwinding after a long day.

Stepping outside, you'll discover a generously sized garden with a patio and lawn area, perfect for gardening enthusiasts, outdoor gatherings, or simply enjoying sunnier days. Additionally, the property benefits from off-road parking and integral garage, ensuring hassle-free access for residents and guests alike.

The property is conveniently located within easy reach of Carshalton, Wallington and Hackbridge high streets offering an array of amenities, restaurants and transport links.

Overall, this immaculately maintained property encapsulates the essence of comfortable family living combined with reputable schooling in the area, offering both modern conveniences and ample space to create cherished memories for years to come.





Entrance Hall  
13'9" x 5'11" (4.21m x 1.81m)

Living Room  
16'4" x 11'0" (4.99m x 3.36m)

Kitchen  
8'5" x 17'3" (2.58m x 5.27m )

Dining Room  
12'9" x 7'5" (3.9m x 2.28m)

Shower Room  
7'6" x 3'10" (2.31m x 1.18m)

Garage  
8'0" x 7'9" (2.46m x 2.38m)

Landing  
8'3" x 3'2" (2.52m x 0.98m)

Bedroom  
12'11" x 9'7" (3.95m x 2.93m )

Bedroom  
11'1" x 8'10" (3.38m x 2.71m)

Bedroom  
6'10" x 6'1" (2.1m x 1.87m)

Bathroom  
6'5" x 6'1" (1.98m x 1.86m)

Bedroom  
9'7" x 7'7" (2.92m x 2.31m)

Bedroom  
9'1" x 7'6" (2.77m x 2.3m)

## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

