



3 Victoria Avenue
Wallington, SM6 7JP

Guide Price £625,000



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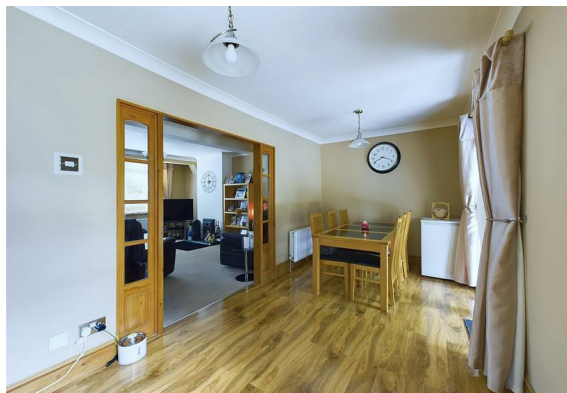
Guide Price £625,000 - £650,000

Welcome to this charming property located on Victoria Avenue in the sought-after residential area of Butter Hill in Wallington. This delightful house boasts 2 large reception rooms, 5 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

One of the standout features of this property is the double storey side extension and extended kitchen area, offering a modern and spacious layout for you and your family to enjoy. The addition of a downstairs shower room adds convenience and practicality to this lovely home.

Situated in the heart of Butter Hill area, this property benefits from excellent transport links, convenient amenities, and access to reputable schooling, making it an ideal choice for families. The large garden with a patio and lawned area provides a perfect outdoor space for relaxation and entertaining guests.

Don't miss the opportunity to make this house your home and enjoy the wonderful lifestyle that comes with living in this desirable location with easy reach of Wallington and Carshalton High Street. Contact us today to arrange a viewing and take the first step towards owning this fantastic property.





Porch
2'0" x 4'3" (0.62m x 1.31m)

Living Room
16'3" x 17'4" (4.96m x 5.29m)

Dining Room
8'4" x 17'4" (2.55m x 5.30m)

Kitchen
12'7" x 11'0" (3.84m x 3.36m)

Shower Room
3'5" x 8'4" (1.05m x 2.56m)

Landing
8'4" x 3'4" (2.55m x 1.02m)

Bedroom
12'9" x 9'3" (3.89m x 2.83m)

Bedroom
10'11" x 10'11" (3.34m x 3.34m)

Bedroom
6'10" x 6'0" (2.10m x 1.85m)

Landing
3'1" x 7'4" (0.95m x 2.26m)

Bedroom
11'11" x 8'4" (3.64m x 2.55m)

Bedroom
12'1" x 8'3" (3.69m x 2.52m)

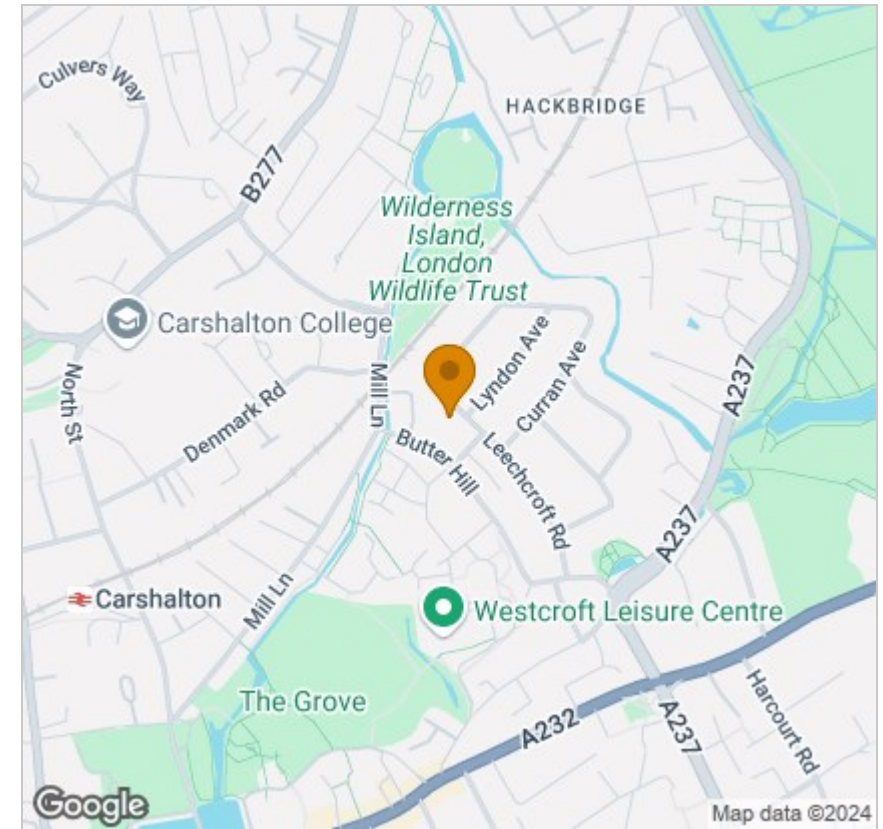
Bathroom
6'5" x 5'11" (1.97m x 1.81m)

Garage
16'8" x 8'7" (5.09m x 2.64m)

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

