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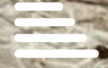
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Victoria Avenue, Wallington

£550,000

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One of the standout features of this lovely home is the impressive 80' rear garden with side access, perfect for enjoying outdoor activities or simply relaxing in the fresh air. Additionally, the driveway to the front provides convenient off-road parking.

Situated in a prime location between Wallington and Carshalton, residents will benefit from easy access to a range of amenities, including shops, restaurants, and transport links. With no onward chain, this property offers a smooth transition for potential buyers looking to make a move without delays.

Don't miss out on the opportunity to own this delightful home in a desirable area. Contact us today to arrange a viewing and take the first step towards making this property your own.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
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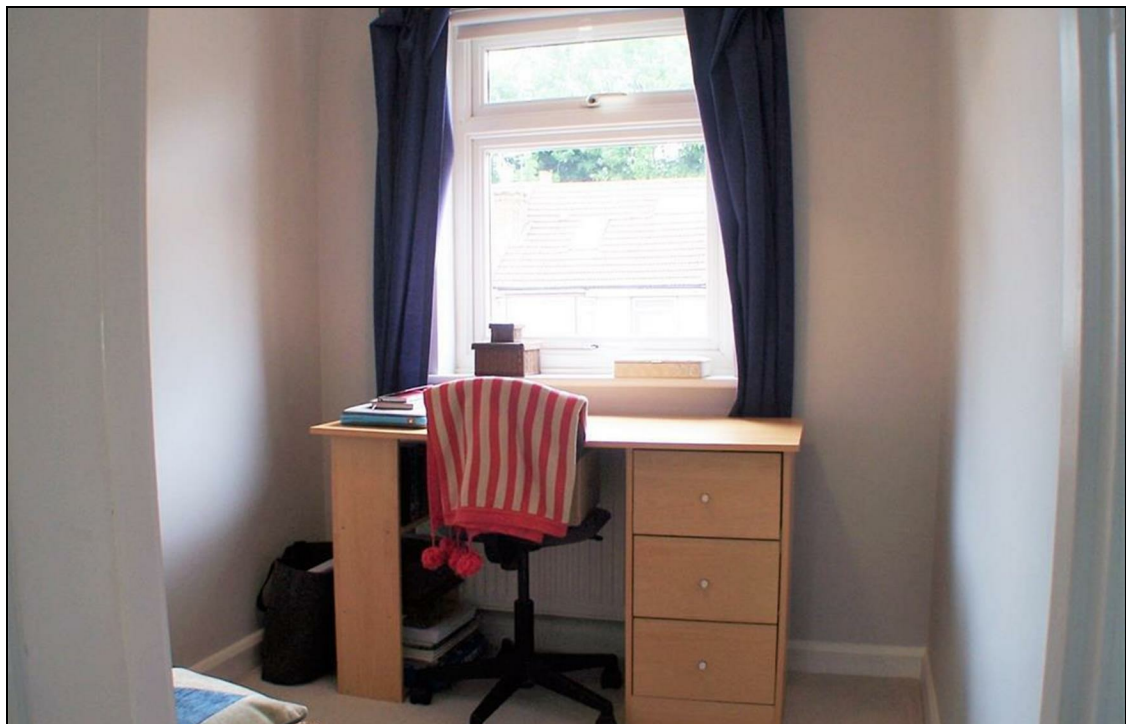




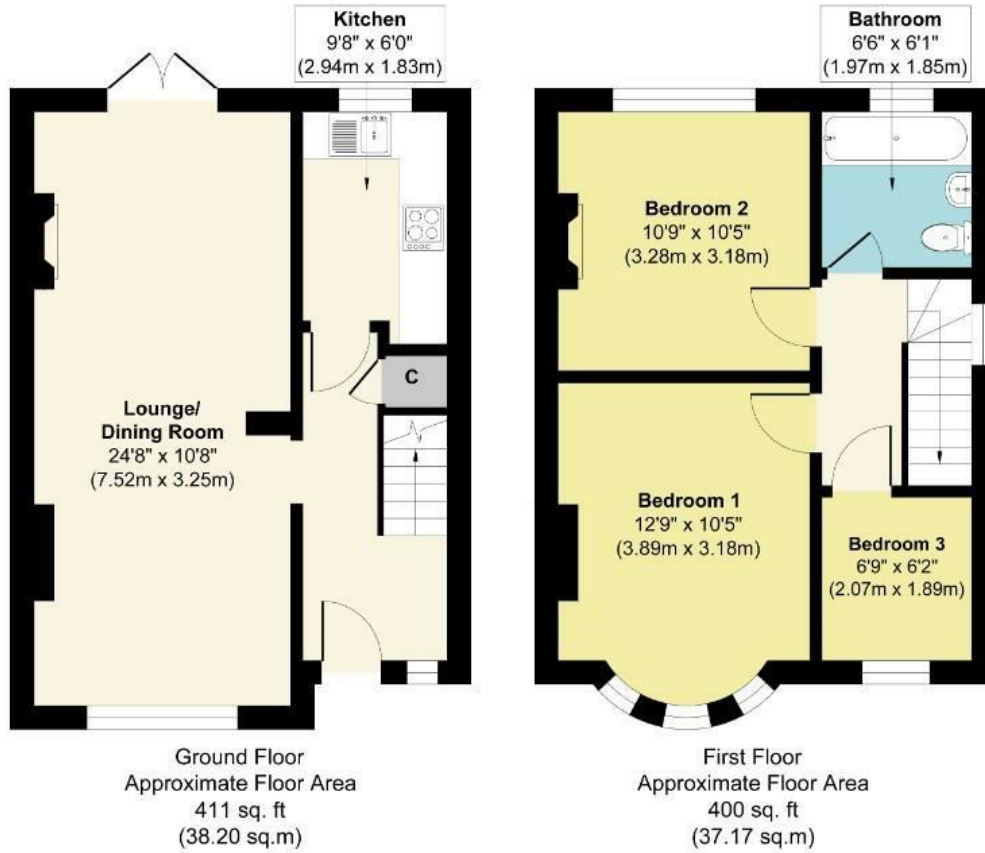
KEY FEATURES

- NO ONWARD CHAIN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- REAR GARDEN WITH SIDE ACCESS
 - DRIVEWAY
 - EXCELLENT LOCATION
- POTENTIAL TO CONVERT LOFT (STPP)



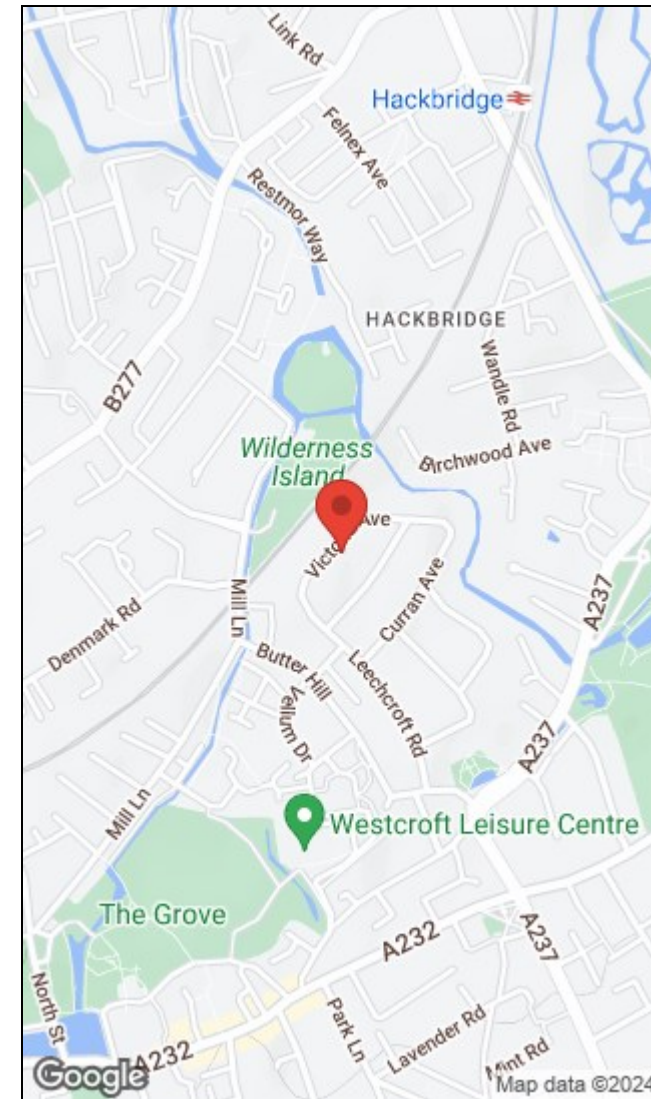


Victoria Avenue, SM6



Approx. Gross Internal Floor Area 811 sq. ft / 75.37 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	90	EU Directive 2002/91/EC	87
England & Wales		England & Wales	49

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