



**Guide Price**  
**£600,000**

**Freehold**

3x  1x  2x 

**Iberian Avenue,  
Wallington, Surrey, SM6**

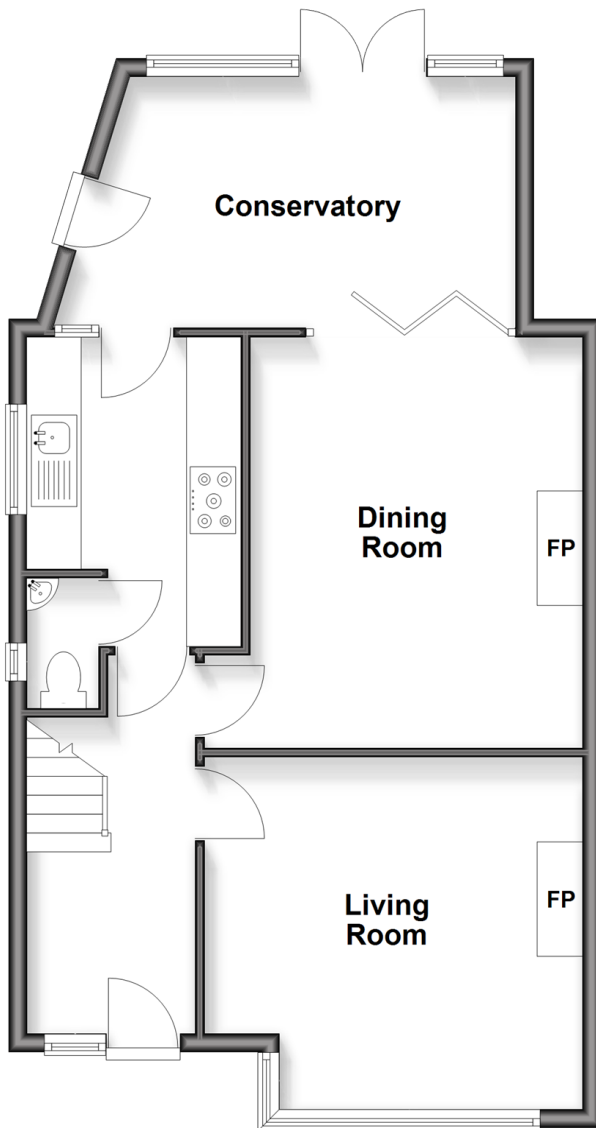
**OVER 60?**

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

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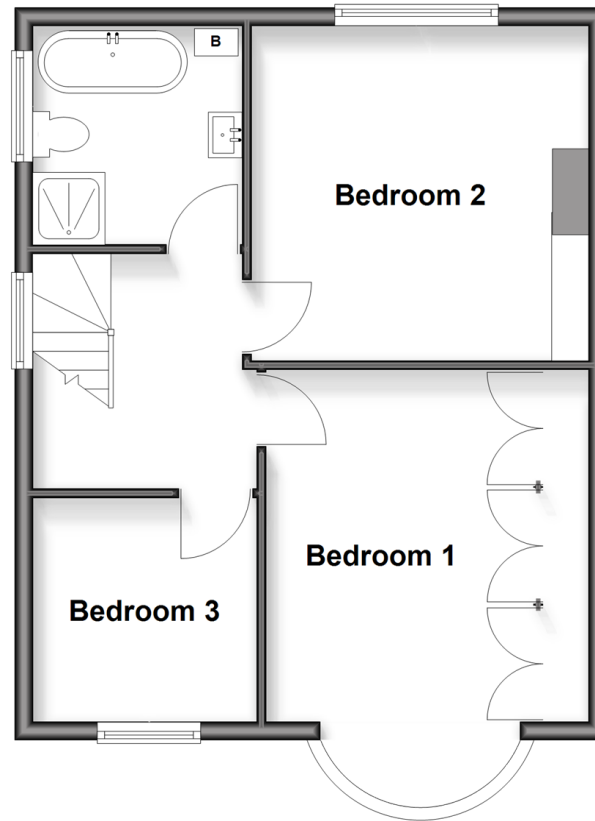
## Ground Floor

Approx. 62.6 sq. metres (674.3 sq. feet)



## First Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 14'1 x 12'11 (4.30m x 3.94m)

Dining Room: 15'0 x 13'8 (4.58m x 4.17m)

Kitchen: 11'1 x 8'7 (3.38m x 2.62m)

Conservatory: 16'6 x 10'1 (5.03m x 3.08m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1 : 14'10 x 11'7 (4.52m x 3.53m)

Bedroom 2: 12'1 x 11'11 (3.69m x 3.63m)

Bedroom 3: 8'2 x 8'1 (2.49m x 2.47m)

Bathroom

### OUTSIDE

Driveway

Garage

Rear Garden

Summer House



## Main features

- Excellent semi-detached family home
- Spacious rooms throughout with lots of potential to make your own
- Situated in a popular residential road close to a number of excellent schools
- Conservatory
- Driveway, garage, rear garden and summer house

## Nearest Schools

Primary: Beddington Park 0.3 miles, High View 0.3 miles, Holy Trinity CofE Junior School 0.5 miles

Secondary: Sherwood Park School 0.2 miles, Carew Manor School 0.3 miles, Link Secondary School 0.4 miles

## Transport Information

Train Stations: Wallington 0.8 miles, Waddon 0.9 miles, Hackbridge 1.1 miles

## Address

Iberian Avenue, 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](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

EPC RATING	CURRENT:	POTENTIAL:
	D(60)	C(78)

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