



Price
£650,000

Freehold

5x  2x  2x 

**Guildford Way,
Wallington, Surrey, SM6**

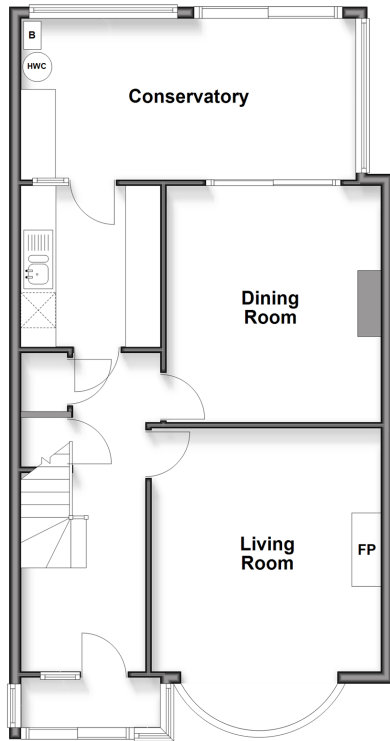
OVER 60?

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

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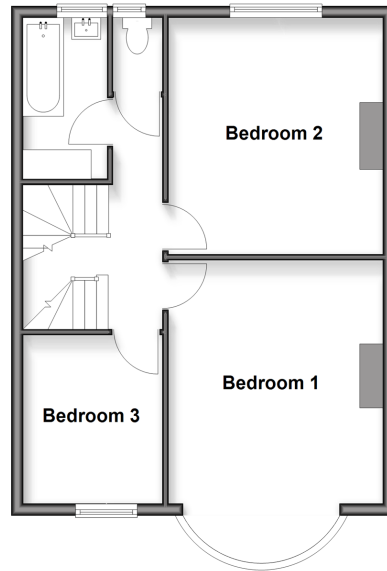
Ground Floor

Approx. 70.6 sq. metres (759.7 sq. feet)



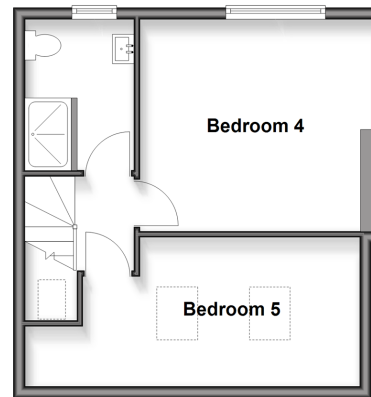
First Floor

Approx. 51.9 sq. metres (558.6 sq. feet)



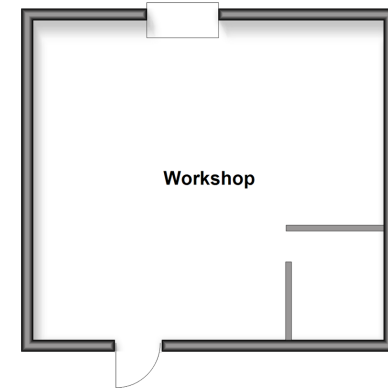
Second Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



Outbuilding

Approx. 32.9 sq. metres (354.4 sq. feet)



Accommodation

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Living Room : 16'2 x 13'0 (4.93m x 3.97m)
- Dining Room : 13'5 x 12'0 (4.09m x 3.66m)
- Kitchen : 9'6 x 8'10 (2.90m x 2.69m)
- Conservatory: 19'2 x 9'4 (5.85m x 2.85m)

FIRST FLOOR

- Landing
- Bedroom 1: 16'3 x 12'3 (4.96m x 3.74m)
- Bedroom 2: 13'5 x 12'0 (4.09m x 3.66m)
- Bedroom 3: 9'6 x 7'9 (2.90m x 2.36m)
- Bathroom
- Separate Toilet

SECOND FLOOR

- Landing

- Bedroom 4: 13'1 x 11'8 (3.99m x 3.56m)
- Bedroom 5: 18'5 x 8'4 (5.62m x 2.54m)
- Shower Room

OUTBUILDING

- Workshop

OUTSIDE

- Driveway
- Garage
- Rear Garden



Main features

- Beautiful house in a cul-de-sac location
- Driveway
- Set over three floors
- Rear workshop
- Conservatory
- Bathroom and shower room
- Spacious lounge and dining room
- Close to transport links and all local amenities



Nearest Schools

Primary Schools: Foresters Primary School 1.1 miles, Wallington Primary Academy 1.5 miles,

Secondary Schools: Carew Academy 1.6 miles



Transport Information

Train Stations: Wallington Train station 0.1 miles



Address

Guildford Way, 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



- 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(62) | B(34) |

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