



OVER 60?
Secure this property
for up to **59% less!**

Price

£750,000

Freehold

5x 3x 1x

**Wordsworth Road,
Wallington, Surrey, SM6**

cubitt & west
Helping you move forwards



Main features

- Equipped with solar panels resulting in amazingly low energy bills
- Panoramic views from the garden overlooking the cricket green
- Chain-free
- Built to be extended with a large loft, sizeable garden to the rear and a driveway large enough for 3 cars
- Local park, supermarkets and gym within walking distance
- Surrounded by top grammar, state and primary schools

Accommodation

GROUND FLOOR

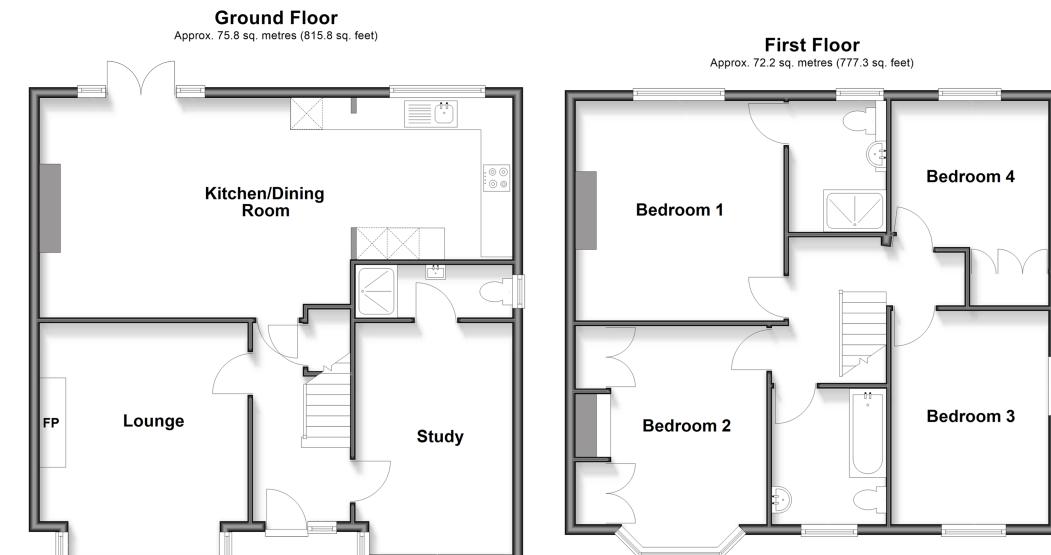
Entrance Hall
 Lounge: 15'0 x 12'10 (4.58m x 3.91m)
 Kitchen/Dining Room: 29'8 x 13'5 (9.05m x 4.09m)
 Study/Bedroom 5: 12'0 x 10'10 (3.66m x 3.30m)
 Shower Room

FIRST FLOOR

Landing
 Bedroom 1: 13'10 x 9'7 (4.22m x 2.92m)
 Bedroom 2: 15'0 x 12'0 (4.58m x 3.66m)
 En-Suite Shower Room
 Bedroom 3: 13'6 x 13'0 (4.12m x 3.97m)
 Bedroom 4: 13'10 x 9'7 (4.22m x 2.92m)
 Bathroom

OUTSIDE

Driveway
 Front Garden
 Rear Garden



Call Wallington - 020 8647 0011 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

