



Guide Price
£475,000

Freehold

2x  1x  1x 

**Green Leaf Avenue,
Wallington, Surrey, SM6**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Beautiful end-of-terrace home situated in a quiet private development in Wallington
- Immaculate condition throughout
- Vendor suited. Allocated parking
- Close to a variety of popular schools, local amenities and public transport
- Spectacular rear garden

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner: 16'10 x 13'11 (5.13m x 4.24m)

Kitchen: 10'7 x 9'6 (3.23m x 2.90m)

FIRST FLOOR

Landing

Bedroom 1: 12'4 x 11'8 up to fitted wardrobes (3.76m x 3.56m)

Bedroom 2: 15'1 x 8'2 (4.60m x 2.49m)

Bathroom

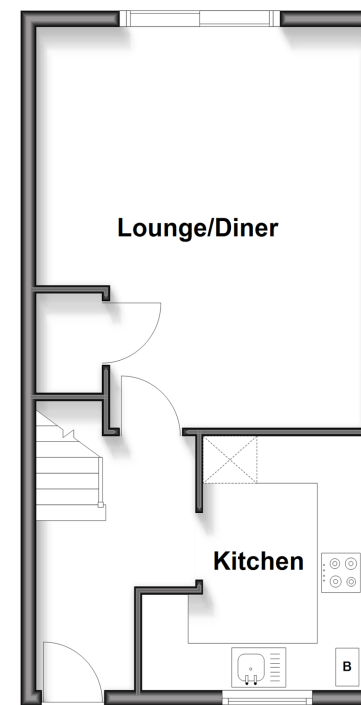
OUTSIDE

Allocated Parking Space

Rear Garden

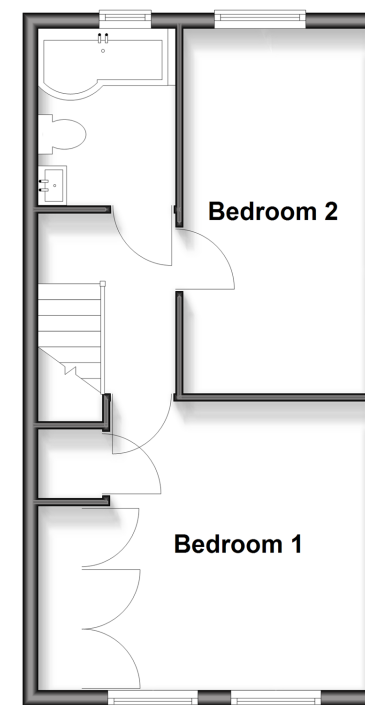
Ground Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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 50% less, by purchasing a Lifetime Lease.



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