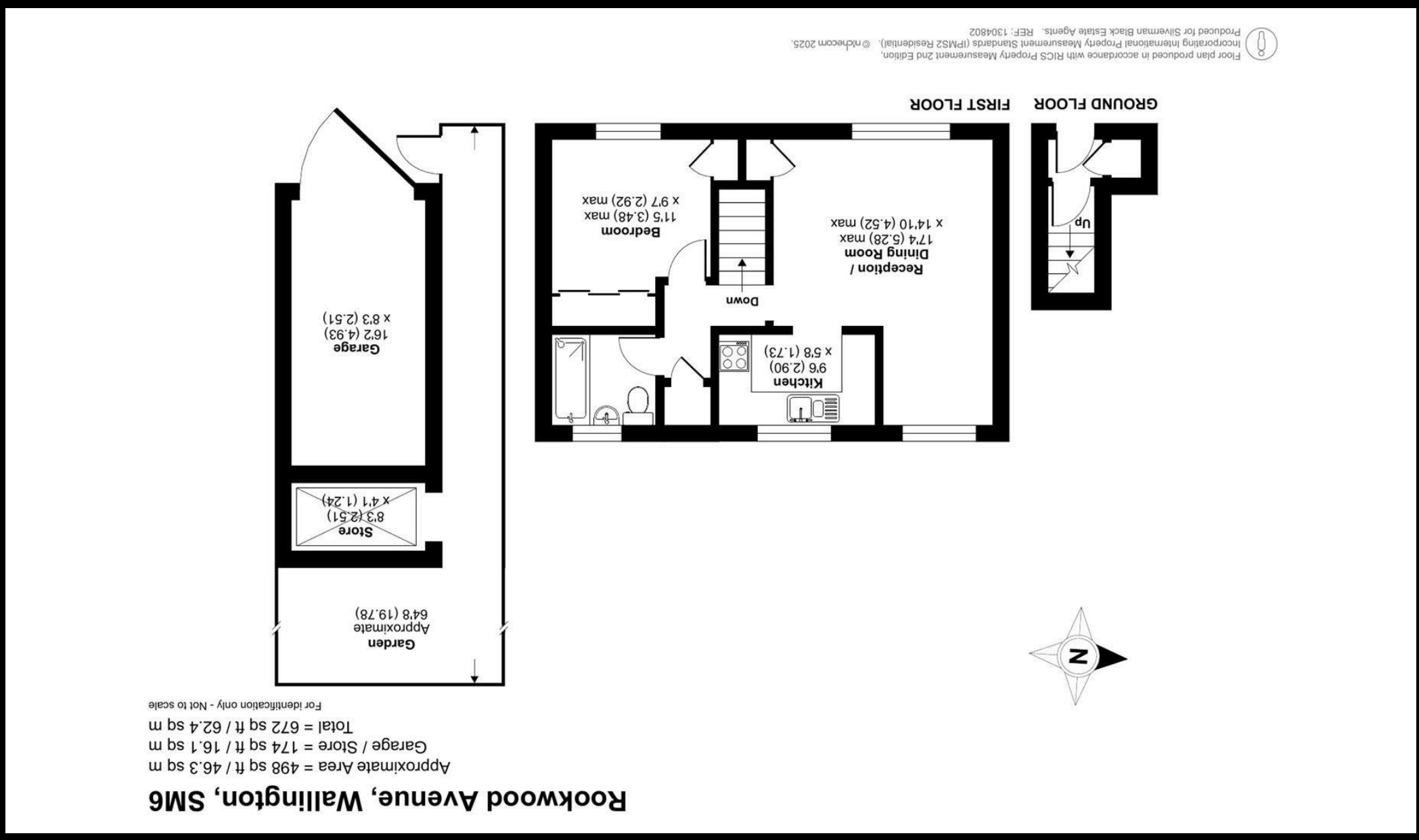
SILVERMAN BLACK
PROPERTY SPECIALISTS

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Silverman Black Estate Agents. REF: 1304802

Rookwood Avenue, Wallington, SM6

Approximate Area = 498 sq ft / 46.3 sq m
Garage / Store = 174 sq ft / 16.1 sq m
Total = 672 sq ft / 62.4 sq m
For identification only - Not to scale

SILVERMAN BLACK
PROPERTY SPECIALISTS



67a Rookwood Avenue, Wallington, SM6 8HQ **Offers Over £280,000**





67a Rookwood Avenue

Wallington, SM6 8HQ

Offers Over £280,000

- Share of Freehold with over 950 years remaining on the current lease.
- Bright and airy first floor maisonette in a quiet corner of Wallington.
- Floodlight private, east facing, terraced rear garden, garage with electrics and eaves storage and useful lean-to.
- Great access to local transport, schools and amenities.
- Double glazed and gas central heating.
- No service and maintenance charges and £0 ground rent.
- EPC ratings - Current 66 (D) / Potential C (72).
- Council Tax Band "C".

Vacant Possession with no onward chain. Silverman Black are delighted to offer this one bedroom, first floor maisonette with a share of the freehold in a quiet nook of Wallington, situated under a miles distance from the High Street and BR Station. The property is also under a mile from other notable local conveniences such as Wallington Grammar School, Beddington Park, Purley Way with its array of shopping facilities and also neighbors Demesne Road allotments. Internally the property is comprised of a good sized living come dining area, with dual aspect windows to the east and west orientations flooding the living space with natural light at all times of day, a good sized kitchen with fridge, freezer and washing machine, a well proportioned family bathroom with power shower and a generous bedroom with built in cupboards. Additional benefits include a useful storage cupboard in the entry hall on the ground floor and another storage cupboard on the first floor, gas central heating, double glazing, boarded loft with ladder and a new electric board installed approximately a year ago. Externally the property benefits from a large driveway, private garage with eaves storage built in and electrics, a handy lean-to storage unit to the rear of the garage and a private, east facing, raised terraced garden that traps sun light all day and with floodlights - perfect for entertaining into the evening, even when the sun goes down. Perfect opportunity for first time buyers or downsizers - one not to be missed, get in touch to book your appointment today!





