



Guide Price
£450,000

Freehold

3x  1x  1x 

**Guy Road, Wallington,
Surrey, SM6**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Situated in a popular residential road close to excellent schools
- Panoramic views over Beddington Park
- Tastefully modernised throughout
- 3 double bedrooms, separate lounge and dining room
- Driveway for 2 vehicles and well-maintained rear garden

Accommodation

GROUND FLOOR

Entrance Hall: 14'7 x 5'7 (4.45m x 1.70m)

Living Room: 12'5 x 11'0 (3.79m x 3.36m)

Kitchen: 9'0 x 7'3 (2.75m x 2.21m)

Dining Room: 12'5 x 9'5 (3.79m x 2.87m)

FIRST FLOOR

Landing

Bedroom 1: 11'1 x 10'1 (3.38m x 3.08m)

Bedroom 2: 12'3 x 10'5 maximum (3.74m x 3.18m)

Bedroom 3: 9'4 x 6'1 (2.85m x 1.86m)

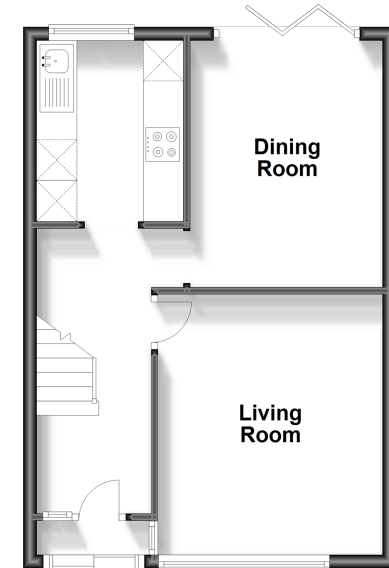
Bathroom: 8'3 x 5'9 (2.52m x 1.75m)

OUTSIDE

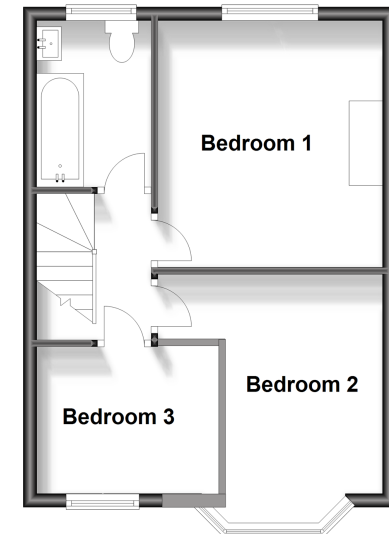
Driveway

Rear Garden

Ground Floor
Approx. 39.2 sq. metres (421.8 sq. feet)



First Floor
Approx. 36.3 sq. metres (391.3 sq. feet)



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

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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.



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