



**Guide Price**  
**£550,000**

**Freehold**

4x  2x  1x 

**The Brandries,  
Wallington, Surrey, SM6**

**OVER 60?**

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



Video Tour available

**cubitt&west**  
Helping you move forwards

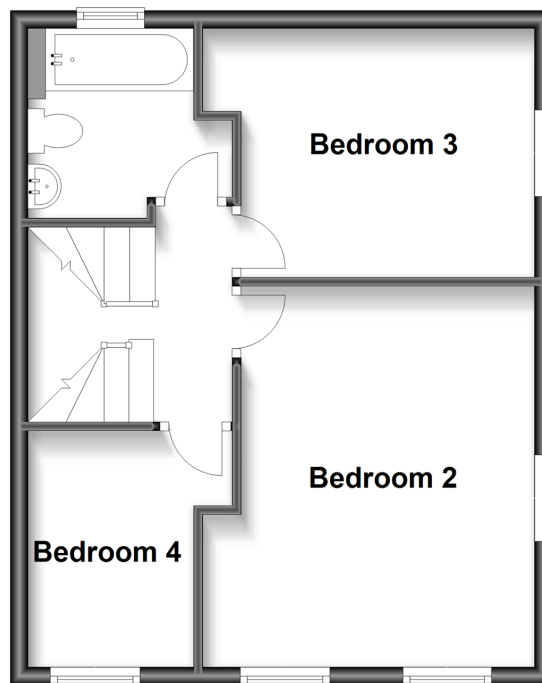
## Ground Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



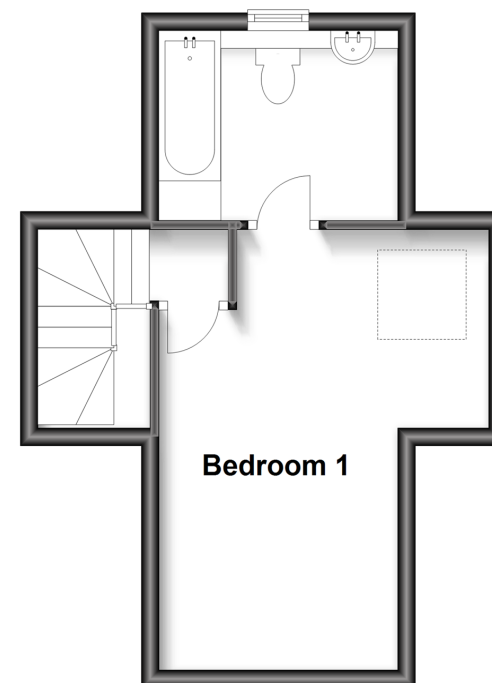
## First Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



## Second Floor

Approx. 24.7 sq. metres (265.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall: 18'0 x 6'1 (5.49m x 1.86m)  
 Living Room: 14'9 x 12'1 (4.50m x 3.69m)  
 Kitchen/Diner: 18'6 x 8'1 (5.64m x 2.47m)  
 Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 2: 13'8 x 10'8 (4.17m x 3.25m)  
 Bedroom 3: 10'8 x 9'1 (3.25m x 2.77m)  
 Bedroom 4 : 8'3 x 6'0 (2.52m x 1.83m)  
 Family Bathroom: 7'9 x 7'4 (2.36m x 2.24m)

### SECOND FLOOR

Landing  
 Bedroom 1: 15'7 x 9'4 (4.75m x 2.85m)  
 En-suite Bathroom: 8'5 x 7'1 (2.57m x 2.16m)

### OUTSIDE

Driveway  
 Rear Garden





## Main features

- Perfect opportunity to put your own stamp on this large family home
- Chain free
- Driveway and rear garden
- Sought after location
- Close to Waddon station, Beddington Park and river walks



### Nearest Schools

Primary Schools: Beddington Park Primary 0.1 miles, High View Primary 0.5 miles, Holy Trinity CoFE Junior School 0.5 miles  
Further Education: Wallington County Grammar School 0.6 miles, Wilson's School 0.8 miles



### Transport Information

Train Stations: Waddon 0.9 miles, Wallington 0.9 miles, Hackbridge 1.0 miles



### Address

The Brandries, Wallington, Surrey, SM6



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

Call Wallington Branch 020 8647 0011 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



22117013/20240503/DC/LB