



OVER 60?

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

Price
£530,000

Freehold

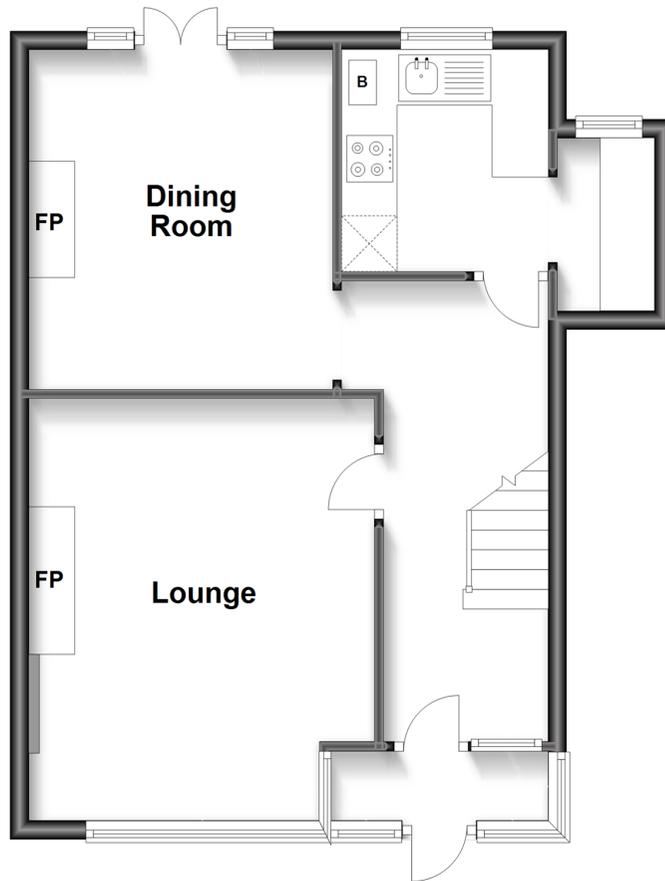
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**Headley Avenue,
Wallington, Surrey, SM6**

cubitt & west
Helping you move forwards

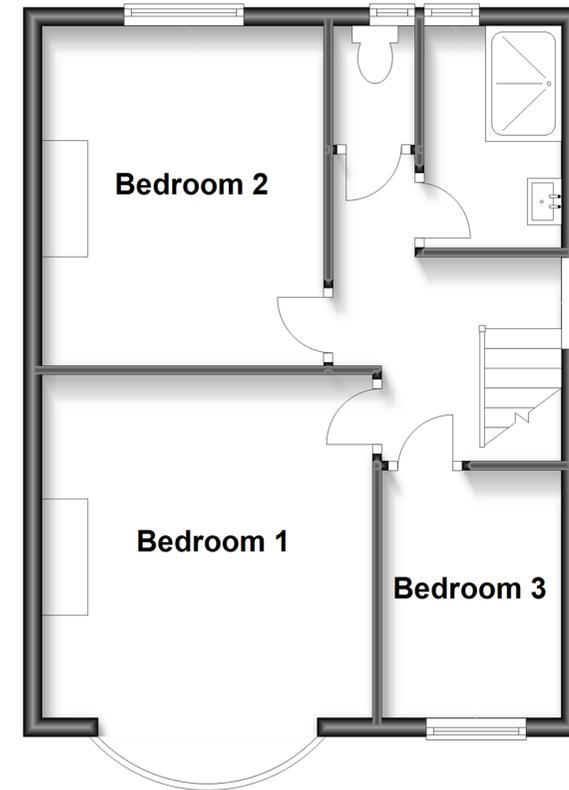
Ground Floor

Approx. 48.8 sq. metres (525.8 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Accommodation

GROUND FLOOR

Porch
Entrance Hall: 16'7 x 5'7 (5.06m x 1.70m)
Lounge: 14'5 into bay x 12'3 (4.40m x 3.74m)
Dining Room: 12'2 x 10'7 (3.71m x 3.23m)
Kitchen: 11'6 x 8'2 (3.51m x 2.49m)

FIRST FLOOR

Landing
Bedroom 1: 14'3 x 11'5 (4.35m x 3.48m)
Bedroom 2: 12'4 x 10'8 (3.76m x 3.25m)
Bedroom 3: 9'4 x 6'5 (2.85m x 1.96m)
Shower Room: 8'2 x 5'8 (2.49m x 1.73m)
Separate Toilet

OUTSIDE

Rear Garden
Off Road Parking
Detached Garage



Main features

- Located close to excellent schools amenities situated in a cul-de-sac
- Offering spacious accommodation throughout with lounge, dining room and seperate refitted kitchen
- Extension potential (subject to planning permission)
- Hard standing for one car detached garage and easily maintained rear garden



Nearest Schools

Primary Schools: High View Primary 0.3 miles, St Elphege's RC Junior School 0.5 miles, Duppas Junior School 0.5 miles
Secondary Schools: Link Secondary School 0.3 miles, Wilson's School 0.4 miles



Transport Information

Train Stations: Waddon 0.6 miles, South Croydon 1.2 miles, Wallington 1.2 miles



Address

Headley Avenue, Wallington, Surrey, SM6



Directions

For directions to this property please contact us.



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Call Wallington Branch 020 8647 0011 ■ 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.



EPC RATING



22117151/20231219/JC/DK