



**Price**  
**£450,000**

**Freehold**

2x  1x  2x 

**Lodge Road,  
Wallington, Surrey, SM6**

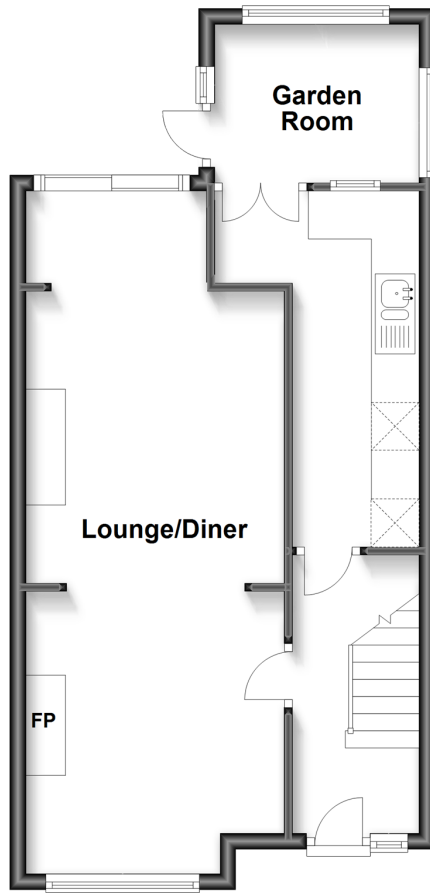
**OVER 60?**

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

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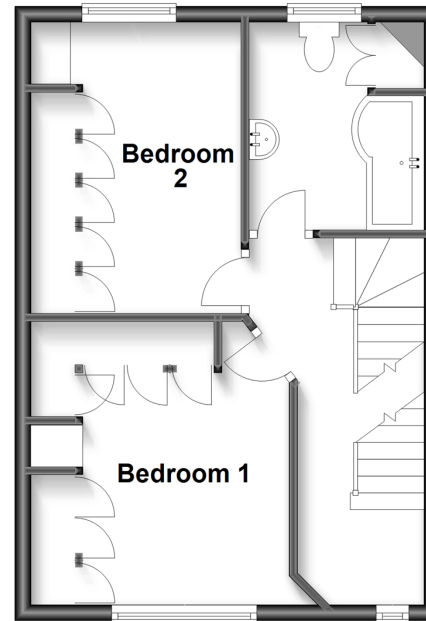
### Ground Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



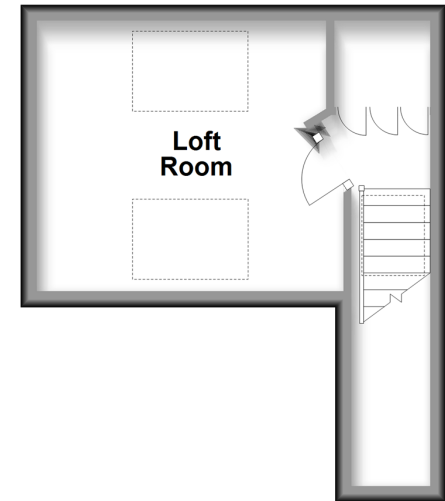
### First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



### Second Floor

Approx. 19.1 sq. metres (205.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 28'7 x 9'5 (8.72m x 2.87m)

Kitchen: 15'6 x 5'4 (4.73m x 1.63m)

Garden Room: 8'2 x 6'3 (2.49m x 1.91m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 7'5 (3.66m x 2.26m)

Bedroom 2: 11'7 x 9'5 (3.53m x 2.87m)

Bathroom: 8'4 x 7'0 (2.54m x 2.14m)

### SECOND FLOOR

Landing

Loft Room: 11'2 x 10'9 (3.41m x 3.28m)

### OUTSIDE

Front Garden

Rear Garden





## Main features

- Minutes away from Wallington train station and high street
- Arranged over 3 floors with converted loft room
- Desired location in a popular cul-de-sac
- Spacious through lounge and garden room
- Boasts period features throughout



### Nearest Schools

Primary Schools: All Saints' CofE Primary 0.2 miles, Holy Trinity CofE Junior School 0.3 miles, Camden Junior School 0.6 miles  
Secondary Schools: Wallington County Grammar School 0.3 miles, Stanley Park High School 0.6 miles



### Transport Information

Train Stations: Wallington 0.3 miles, Carshalton 0.6 miles, Carshalton Beeches 0.8 miles



### Address

Lodge Road, Wallington, Surrey, SM6



### Directions

For directions to this property please contact us.





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- 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.



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