



**Guide Price**  
**£550,000**

**Freehold**

2x  1x  1x 

**Plough Lane,  
Wallington, Surrey, SM6**

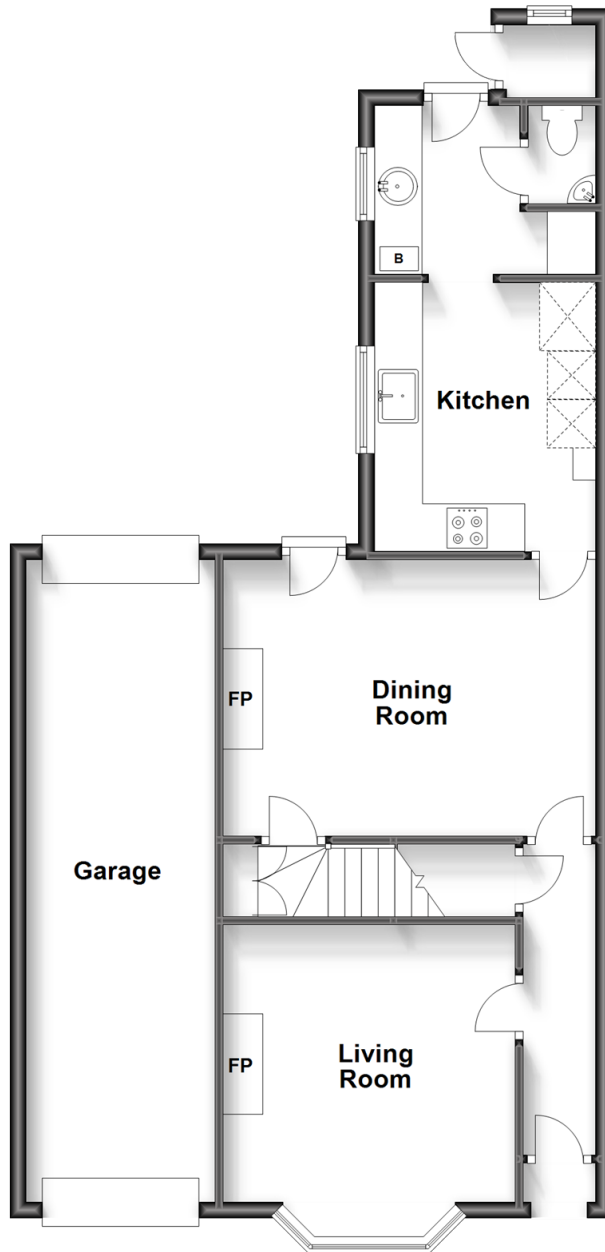
**OVER 60?**

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

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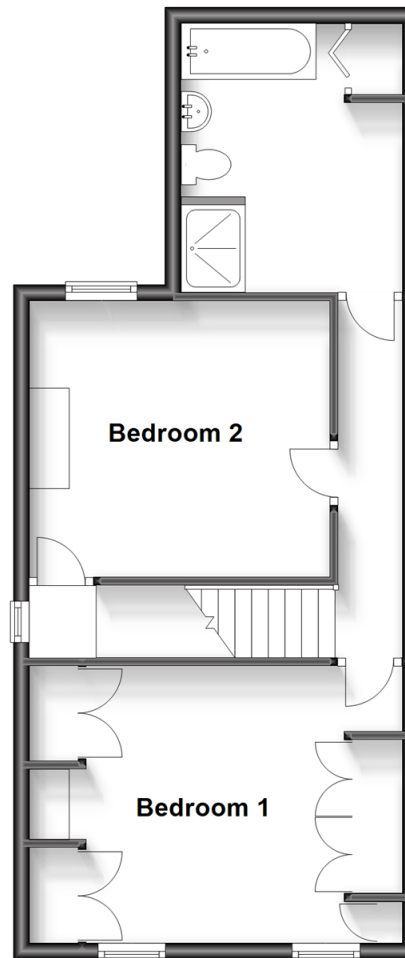
## Ground Floor

Approx. 73.3 sq. metres (789.0 sq. feet)



## First Floor

Approx. 46.8 sq. metres (503.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 13'5 x 11'9 (4.09m x 3.58m)

Dining Room: 15'3 x 11'0 (4.65m x 3.36m)

Kitchen: 10'8 x 8'8 (3.25m x 2.64m)

Utility Room: 9'6 x 6'6 (2.90m x 1.98m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'6 x 10'9 (4.42m x 3.28m)

Bedroom 2: 11'9 x 11'1 (3.58m x 3.38m)

Bathroom: 10'9 x 8'9 (3.28m x 2.67m)

### OUTSIDE

Driveway

Garage

Rear Garden





## Main features

- Driveway, garage and cellar
- Cloakroom and Utility room
- Beautifully presented throughout and established rear garden
- Well connected via Wallington mainline Train Station and local bus routes
- Short walk to Wallington High Street and in catchment for excellent surrounding schools



### Nearest Schools

Primary Schools: High View Primary 0.1 miles, Foresters Primary 0.3 miles, Bandon Hill Primary 0.4 miles

Secondary Schools: Wilson's School 0.2 miles, Link Secondary School 0.5 miles, Sherwood Park School 0.6



### Transport Information

Train Stations: Wallington 0.7 miles, Waddon 1.3 miles, Hackbridge 1.4 miles  
Underground Morden 3.8 miles, Colliers Wood 4.3 miles, South Wimbledon 4.4 miles



### Address

Plough Lane, 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.



22117213/20231025/JC/LB