



**OVER 60?**

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

**Price**

**£550,000**

**Freehold**

3x  1x  1x 

**Gomshall Avenue,  
Wallington, Surrey, SM6**

**cubitt&west**  
Helping you move forwards





## Main features

- Garage and driveway
- Potential to extend (subject to planning permission)
- Open plan kitchen diner
- Short distance to excellent schools including Wilsons
- Well connected through transports links via Wallington mainline train station and local bus routes

## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: 14'0 x 13'1 (4.27m x 3.99m)

Kitchen/Breakfast Room: 19'1 x 12'0 (5.82m x 3.66m)

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 11'1 (3.97m x 3.38m)

Bedroom 2: 11'1 x 11'0 (3.38m x 3.36m)

Bedroom 3: 8'1 x 8'0 (2.47m x 2.44m)

Shower Room: 5'11 x 5'1 (1.80m x 1.55m)

### OUTSIDE

Driveway

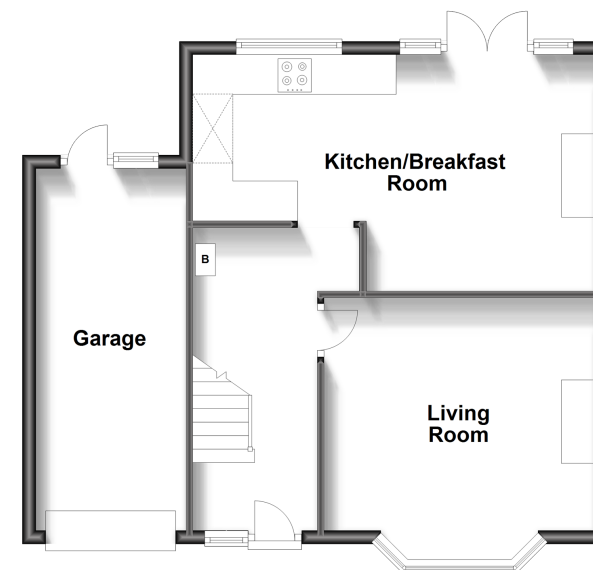
Garage

Front Garden

Rear Garden

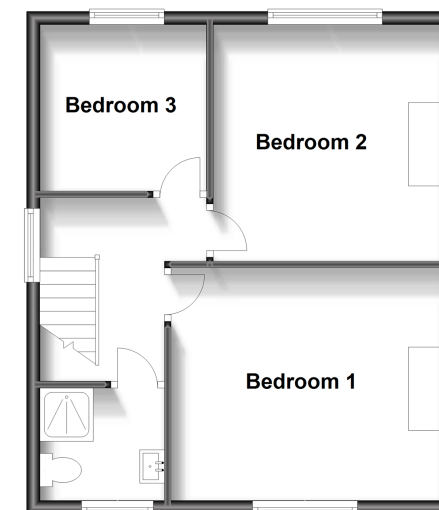
### Ground Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



### First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



**Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://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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