



**Price**  
**£565,000**

**Freehold**

3x  1x  2x 

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

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

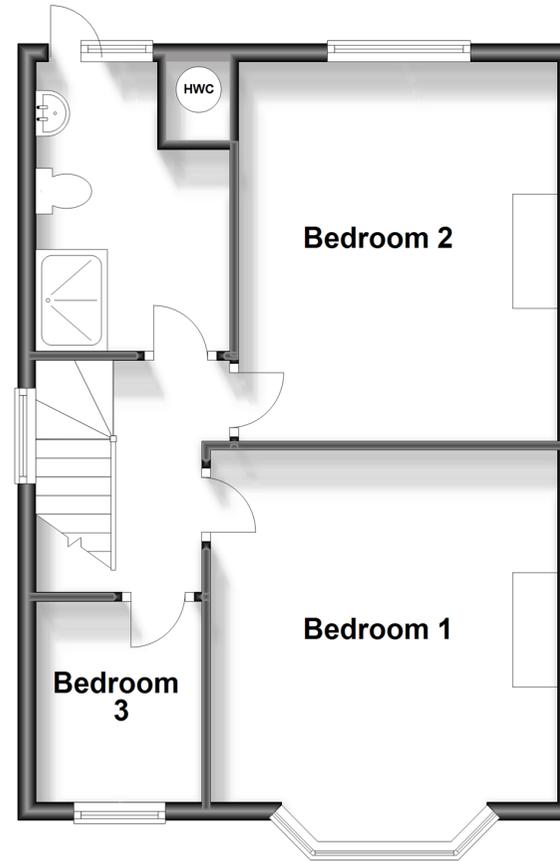
## Ground Floor

Approx. 48.7 sq. metres (523.8 sq. feet)



## First Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall: 15'8 x 5'9 (4.78m x 1.75m)  
Living Room: 15'4 x 12'4 (4.68m x 3.76m)  
Dining Room: 13'5 x 11'4 (4.09m x 3.46m)  
Kitchen: 10'3 x 6'9 (3.13m x 2.06m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'6 x 12'6 (4.12m x 3.81m)  
Bedroom 2: 14'3 x 11'6 (4.35m x 3.51m)  
Bedroom 3: 8'5 x 6'9 (2.57m x 2.06m)  
Shower Room: 9'9 x 3'8 (2.97m x 1.12m)

### OUTSIDE

Driveway  
Rear Garden  
Front Garden



## Main features

- Beautifully kept, extensive private rear garden
- Driveway
- Well presented throughout with separate living and dining room
- Short distance to Wallington mainline train station and local amenities
- In the catchment area for Sutton borough's excellent schools including Wilsons and Wallington Girls



### Nearest Schools

Primary Schools: High View Primary 0.0 miles, Foresters Primary 0.3 miles, St Elphege's RC Junior School 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 0.8 miles, Waddon 1.0 miles, Hackbridge 1.4 miles

Underground Morden 3.8 miles, Colliers Wood 4.3 miles, South Wimbledon 4.5 miles



### Address

Plough Lane, 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](http://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.



22117294/20231010/DK/LB