



Price
£525,000

Freehold

3x  2x  1x 

**Amberwood Close,
Wallington, Surrey, SM6**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- No onward chain
- Quiet cul-de-sac in a popular residential location
- Cloakroom and conservatory
- Two allocated parking bays
- In catchment for excellent surrounding schools including Wilson's and Wallington Girls

Accommodation

GROUND FLOOR

Entrance Hall
 Cloakroom
 Living Room: 16'6 x 15'3 (5.03m x 4.65m)
 Kitchen/Diner: 15'1 x 9'0 (4.60m x 2.75m)
 Conservatory: 11'4 x 8'9 (3.46m x 2.67m)

FIRST FLOOR

Landing
 Bedroom 1 : 13'3 x 8'8 (4.04m x 2.64m)
 Bedroom 2: 10'2 x 8'8 (3.10m x 2.64m)
 Bedroom 3: 8'3 x 6'1 (2.52m x 1.86m)
 Bathroom: 6'2 x 6'1 (1.88m x 1.86m)

OUTSIDE

Front and Rear Garden
 2 Allocated Parking Spaces

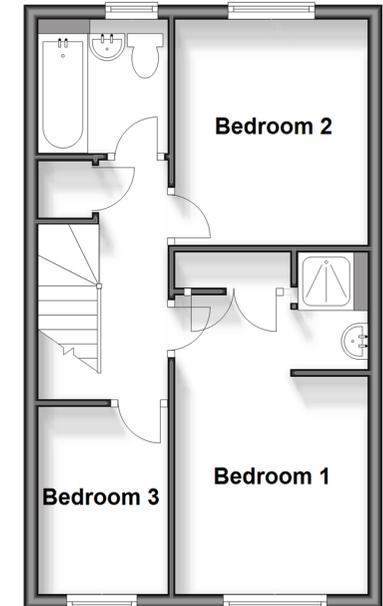
Ground Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



Call Wallington - 020 8647 0011 ■ 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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