



**Price**  
**£525,000**

**Freehold**

4x  2x  1x 

Hengist Way,  
Wallington, Surrey, SM6

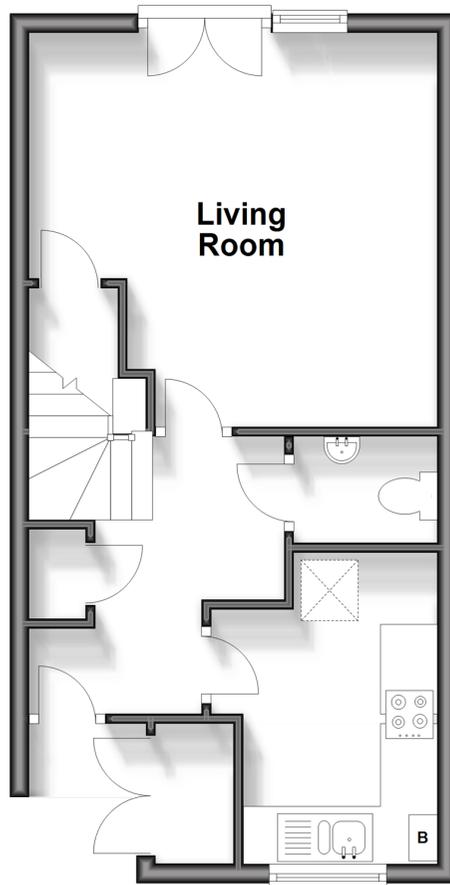
**OVER 60?**

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

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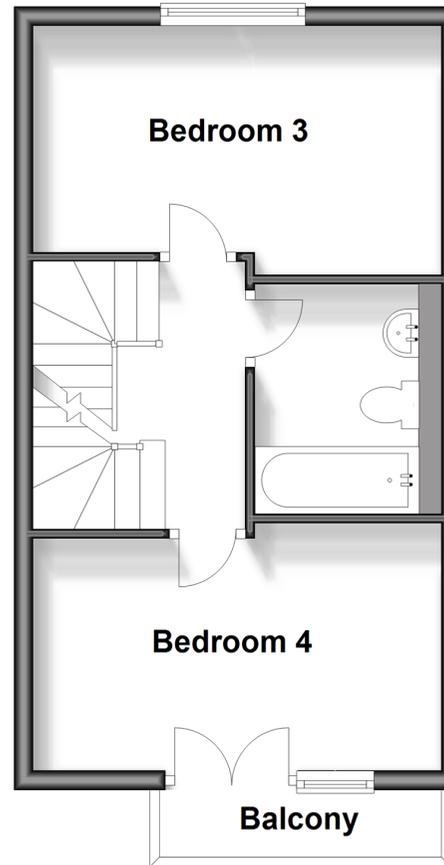
## Ground Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



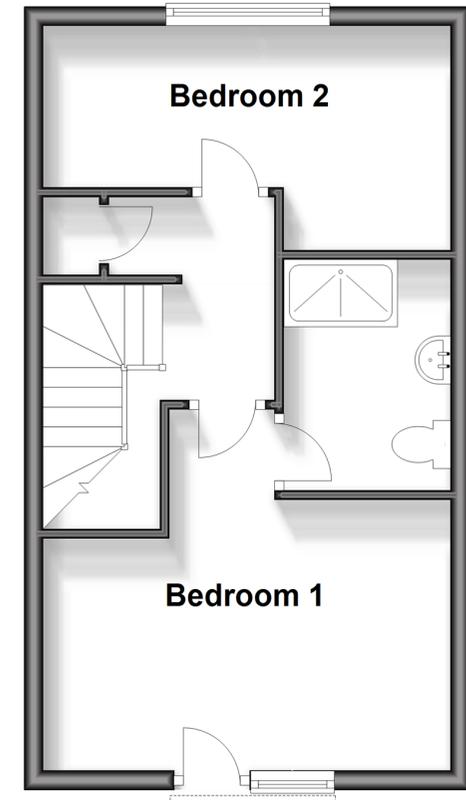
## First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



## Second Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen : 11'3 x 7'8 (3.43m x 2.34m)

Cloakroom

Living Room: 14'4 x 13'4 (4.37m x 4.07m)

### FIRST FLOOR

Landing

Bedroom 3: 14'1 x 8'3 (4.30m x 2.52m)

Bathroom: 7'8 x 5'6 (2.34m x 1.68m)

Bedroom 4: 14'4 x 8'3 (4.37m x 2.52m)

Balcony

### SECOND FLOOR

Landing

Bedroom 1: 14'0 x 12'6 (4.27m x 3.81m)

En-suite Shower Room: 7'9 x 5'2  
(2.36m x 1.58m)

Bedroom 2: 13'9 x 7'6 (4.19m x 2.29m)

### OUTSIDE

Front And Rear Garden

Driveway



## Main features

- Excellent town house arranged over 3 floors
- Driveway
- Situated in a quiet cul-de-sac
- Near to primary school and nursery and within reach of Grammar schools
- Situated in close proximity to shops and all local amenities



### Nearest Schools

Primary: Foresters Primary 0.2 miles, Bandon Hill Primary 0.4 miles, St Elphege's RC Junior School 0.5 miles

Secondary: Wilson's School 0.6 miles, Wallington High School for Girls 1.1 miles, Wallington County Grammar



### Transport Information

Train Stations: Waddon 1.4 miles, Purley 1.4 miles, Wallington 1.5 miles



### Address

Hengist Way, 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.



EPC RATING

CURRENT:	POTENTIAL:
C (78)	B (89)

22117395/20240416/NL/NL