



OVER 60?

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for up to **59% less!**

Price

£525,000

Freehold

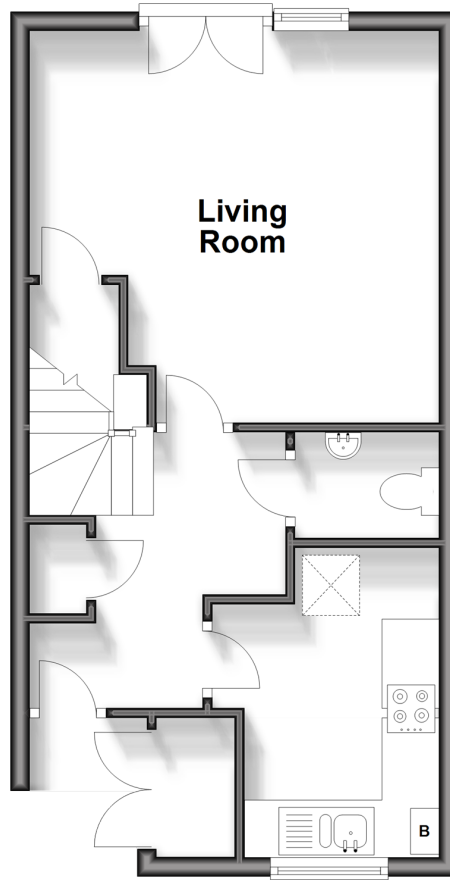
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**Hengist Way,
Wallington, Surrey, SM6**

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Helping you move forwards

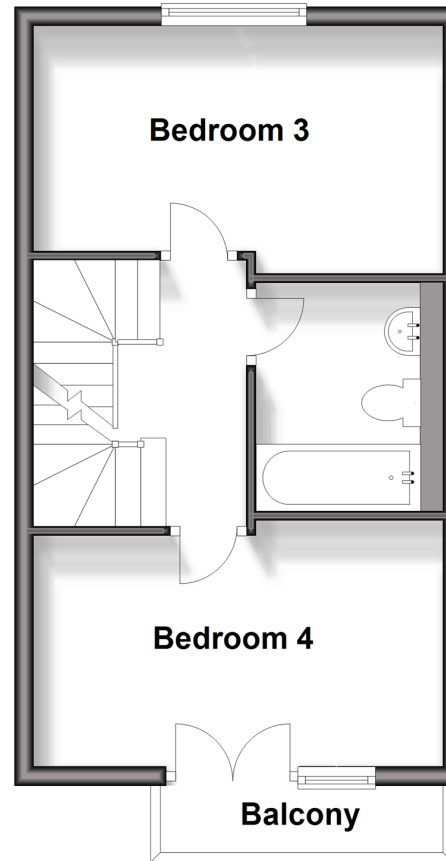
Ground Floor

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



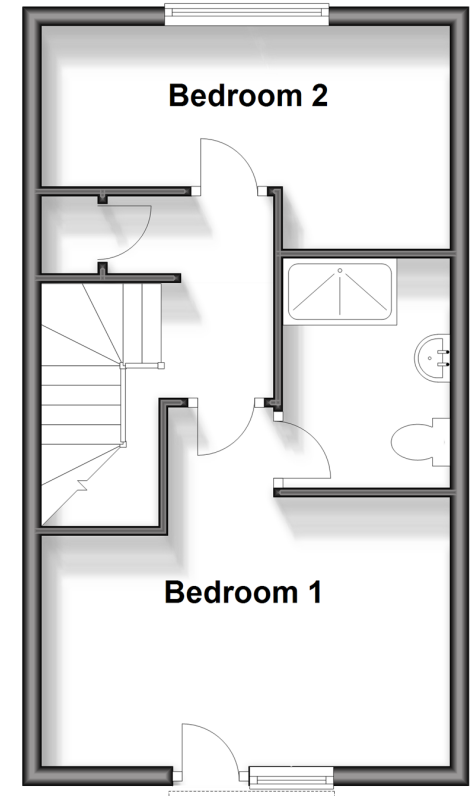
First Floor

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)

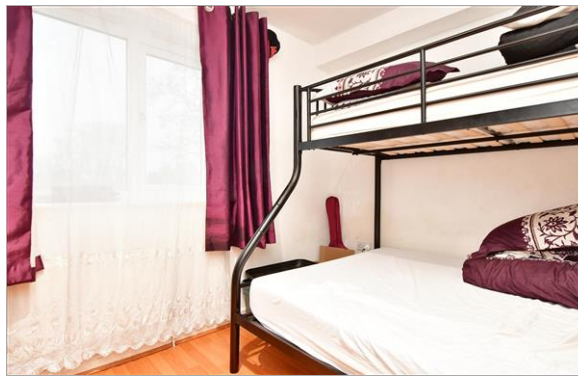
En-suite Shower Room: 7'9 x 5'2
(2.36m x 1.58m)

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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Call Wallington Branch 020 8647 0011 ■ [cubittandwest.co.uk](https://www.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.



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