

6 Godalming Avenue, Wallington, SM6 8NH



Asking price £500,000

**Cromwells**  
ESTATE AGENTS



# 6 Godalming Avenue

Wallington, SM6 8NH

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Situated in the desirable area of Godalming Avenue, Wallington, this delightful three bedroom mid-terrace house offers a perfect blend of comfort and convenience. The property is well presented throughout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests or a home office. The property offers great scope to extend into the loft, subject to relevant planning being agreed.

Outside there is a lovely garden with a sunny Southerly aspect as well as a large detached garage, which offers rear access for added convenience. This feature is particularly beneficial for those who require additional storage space.

Location is key, and this home does not disappoint. It is conveniently close to Waddon mainline train station, providing excellent transport links into central London. Additionally, there are bus services that connect to nearby areas such as Croydon, Sutton, and Carshalton, making commuting a breeze. Residents will also appreciate the proximity to local shops and parks, perfect for leisurely strolls or family outings. For families with children, the property is well located for highly regarded schools, including Wilsons Grammar School, Wallington Girls, and Wallington County Grammar, ensuring quality education options are within easy reach.

With its appealing interiors, convenient transport links, and access to local amenities and schools, this is a property not to be missed.

## Accommodation

Entrance Hall

Radiator, fitted carpet, under stairs storage cupboard.

Living Room

Gas fireplace, radiator, fitted carpet, double glazed bay window to front aspect.

Dining Room

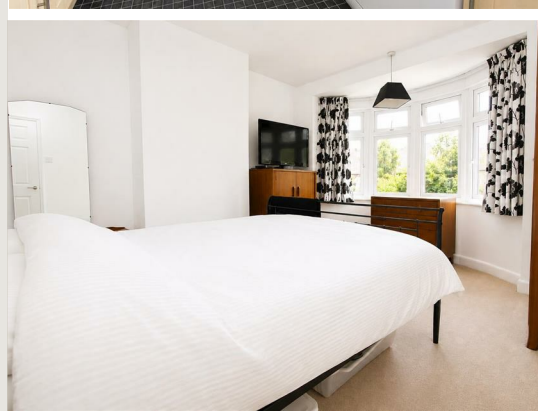
Oak flooring, radiator, double glazed sliding doors leading out to garden.

Kitchen

Range of fitted kitchen units and drawers, laminate worktop, inset one and half bowl composite sink with waste disposal and chrome mixer tap, integrated oven and grill, gas hob with extractor hood above, space for undercounter fridge/freezer, space and plumbing for washing machine and dishwasher, tiled splashback, vinyl flooring, double glazed window to rear aspect.

Stairs to first floor landing

Loft access (boarded for storage, with pull-down ladder and light)





**Bedroom One**

Radiator, fitted carpet, double glazed bay window to front aspect.



**Bedroom Two**

Range of fitted wardrobes and drawers, radiator, fitted carpet, double glazed window to rear aspect.



**Bedroom Three**

Radiator, laminate flooring, double glazed window to front aspect.

**Bathroom**

Modern suite comprising panel enclosed both with chrome mixer tap and showerhead attachment, vanity wash hand basin with chrome mixer tap and storage below, WC, tiled shower cubicle with thermostatic shower, radiator, part tiled walls, vinyl tiled flooring, double glazed secure window to rear aspect.



**Outside**

Front Garden

Rear Garden

Well maintained rear garden with a sunny southerly aspect, paved patio area, outside tap, border with shrubs and flowers, lawn section, detached large garage with power and light, up and over door with rear access, side gate providing additional rear access.



**BUYER'S INFORMATION**

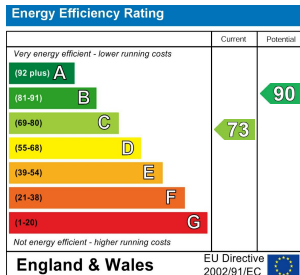
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## Floor Plan



## Additional Information



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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