







6 Godalming Avenue, Wallington, SM6 8NH

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Asking price £500,000

Cromwells
ESTATE AGENTS

6 Godalming Avenue

Wallington, SM6 8NH

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 pulldown ladder







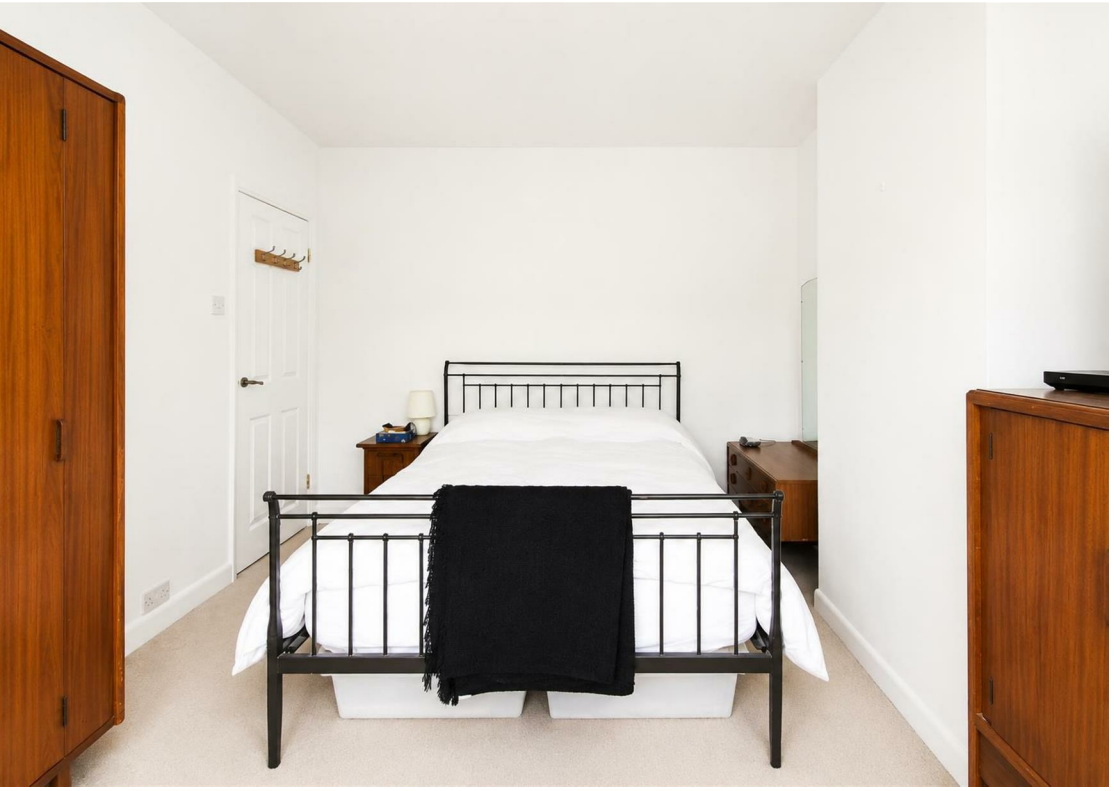












and light)

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.

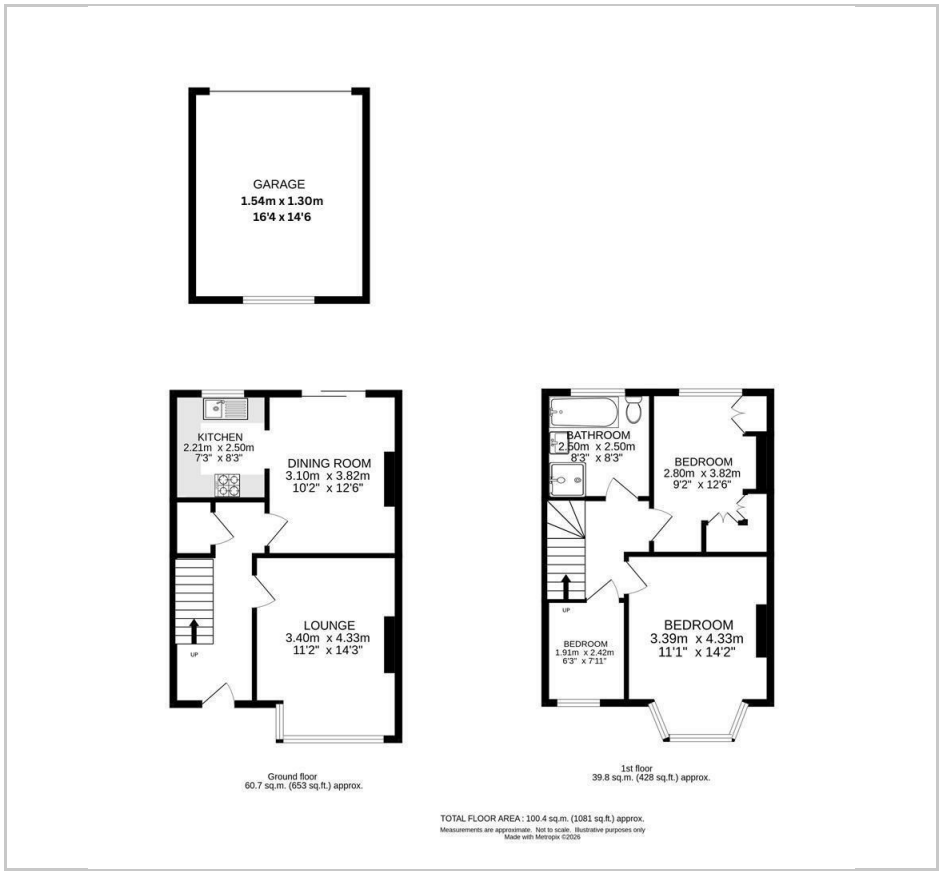
Bedroom Three
Radiator, laminate flooring, double glazed window to front aspect.

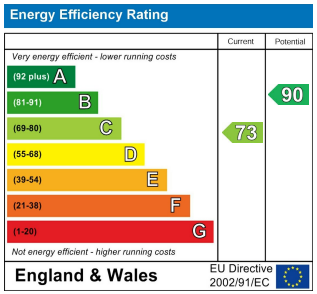
Bathroom
Modern suite comprising panel enclosed both with chrome mixer tap and showerhead attachment, vanity wash hand basin with chrome mixer tap and storage below, WC, tiled shower cubicle with thermostatic shower, radiator, part tiled walls, vinyl tiled flooring, double glazed secure window to rear 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
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan





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.

Additional Information

- What type of heating system do you have? / When was it installed & last serviced?
Gas central heating – installed new radiators & boiler approx. 18 months ago, serviced with records
- How long have you lived at the property?
1987
- Are you purchasing a property or will the property be chain free?
Downsizing locally
- Has there been any recent or major works carried out in the time you have owned the property?
Nothing major since living there but changed layout of kitchen slightly
- What year was the property built?
1930s
- How old is the boiler?
18 months olds - combi
- If the property has a loft, is it insulated or boarded, and has a pull-down ladder been installed?
Insulated, part boarded & pull down ladder
- If it is a house that you are selling do you know which fences/ boundary you are responsible for?
Right hand side boundary

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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77d Manor Road, Wallington, Surrey, SM6 0DE
Tel: 0208 647 4422 Email: email@cromwellsestateagents.com
www.cromwellsestateagents.com

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