29 Victoria Avenue, Wallington, SM6 7JP

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Offers in the region of £580,000

Cromwells

ESTATE AGENTS

29 Victoria Avenue, Wallington, SM6 7JP

CHAIN FREE Don't miss out on this superbly presented and extended three bedroom semi detached family home, situated in a popular residential road in the Butter Hill area of Wallington. This lovely property boasts spacious accommodation for all the family with a large lounge/family room with study area, log burner and doors opening out to the garden, an open plan kitchen/breakfast room, three bedrooms, two bathrooms and a utility room. One of the stand out features is the beautiful garden which offers the perfect lace for relaxing outdoors or entertaining friends and family.

There is fantastic scope to extend the property into the loft, subject to relevant planning permissions being granted. Located in a desirable residential area, this property is ideal for those looking to be close to transport links, local parks and sought after schools.

Accommodation
Part glazed composite front door into

Spacious Entrance Hall
Modern vertical radiator, wood flooring, under stairs storage cupboard.

Utility Room
Range of fitted wall units with laminate worktop, inset stainless steel sink with chrome mixer tap, space and plumbing for washing machine, tiled flooring, double glazed door providing side access

Shower Room
Walk-in shower cubicle with rain showerhead and hand shower attachment, WC, vanity wash handbasin with chrome mixer tap, heated towel rail, tiled walls and flooring, double glazed obscure window to side aspect, extractor fan.

Kitchen/Diner
Range of modern gloss fitted kitchen units and drawers, laminate worktops, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, integrated oven, grill and microwave, induction hob and chrome extractor hood above, integrated dishwasher, space for American fridge freezer, radiator, wood flooring, double glazed windows to front aspect .

Living Room
Log burner, wood flooring, double glazed windows,and French doors opening out to garden, Velux window

Family/ Office Room
Range of fitted shelving and storage units with built-in desk space, wood flooring

Stairs to 1st floor landing

Double glazed window to side, aspect, loft access

Bedroom One
Radiator, fitted carpet, double glazed bay window to front aspect

Bedroom Two
Radiator, carpet, double glazed window to rear aspect

Bedroom Three
Radiator, fitted carpet, double glazed window to rear aspect

Family Bathroom
Panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower, vanity wash handbasin with chrome mixer tap and storage below, WC, tiled walls and flooring, double glazed window to front aspect .

Outside

Paved Front Garden

Rear Garden
Beautifully maintained and with large lawn area, borders with mature shrubs and flowers, paved patio, two garden sheds, side 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 £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.
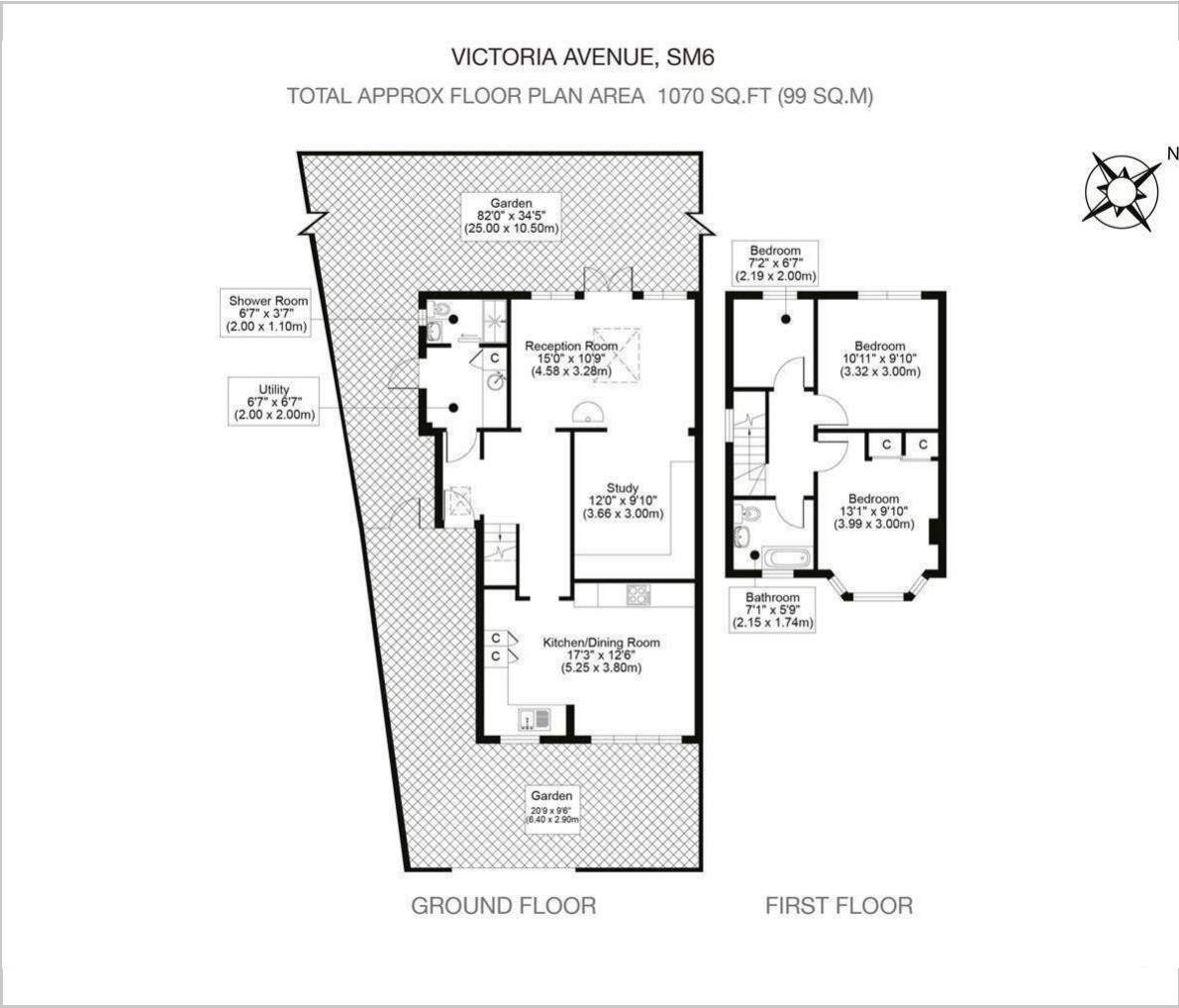
Floor Plan

VICTORIA AVENUE, SM6
TOTAL APPROX FLOOR PLAN AREA 1070 SQ.FT (99 SQ.M)

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Garden
82'0" x 34'5"
(25.00 x 10.50m)

Shower Room
6'7" x 3'7"
(2.00 x 1.10m)

Bedroom
7'2" x 6'7"
(2.19 x 2.00m)

Reception Room
15'0" x 10'9"
(4.58 x 3.28m)

Bedroom
10'11" x 9'10"
(3.32 x 3.00m)

Utility
6'7" x 6'7"
(2.00 x 2.00m)

Study
12'0" x 9'10"
(3.66 x 3.00m)

Bedroom
13'1" x 9'10"
(3.99 x 3.00m)

Bathroom
7'1" x 5'9"
(2.15 x 1.74m)

Kitchen/Dining Room
17'3" x 12'6"
(5.25 x 3.80m)

Garden
20'9 x 9'6"
(6.40 x 2.90m)

GROUND FLOOR   FIRST FLOOR

Area Map

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

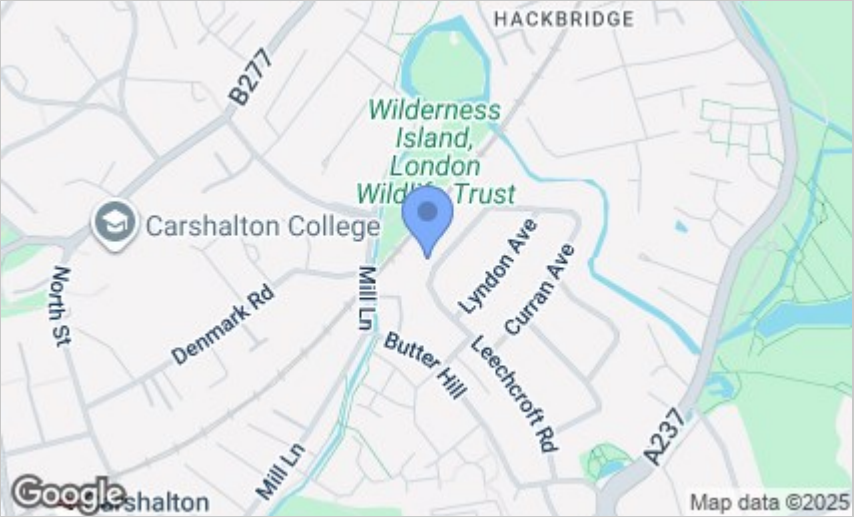**England & Wales** — EU Directive 2002/91/EC

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.