

# Butler's

thoughtful estate agency



Gomshall Avenue  
Wallington, SM6 8NY  
Offers over £450,000



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# Gomshall Avenue, Wallington, SM6 8NY

This 3 bedroom home is in need of refurbishment but comes with bags of potential, especially being set in such a fabulous location. Have you ever dreamed of living in a quiet road, yet on the doorstep of fantastic schools, excellent amenities, open spaces, and transport links? With the choice of Wallington and Waddon stations along with wide range of bus routes providing quick links into the City so you can be into London in well under an hour.

Inside, the layout of the ground floor currently offers a huge amount of versatility, with two reception rooms, however there is scope to either knock through the rear kitchen/dining room or even go the extension route as some of the neighbours have - subject to the relevant permissions. Upstairs, there is potential in abundance, with two great sized doubles it will be a tough choice about which one to make your own!

Finishing off the house internally is a bathroom serving all the rooms, with a separate W/C. - with the bonus of a driveway providing off street parking to the front - certainly convenient and something you could potentially look at adapting to accommodate more vehicles.



## GROUND FLOOR

Hallway

Living Room

14'5 x 12'1 (4.39m x 3.68m)

Dining Room

12'2 x 10'6 (3.71m x 3.20m)

Kitchen

8'2 x 7'5 (2.49m x 2.26m)

## FIRST FLOOR

Landing

Bedroom

14'2x 11'7 (4.32m x 3.53m)

Bedroom

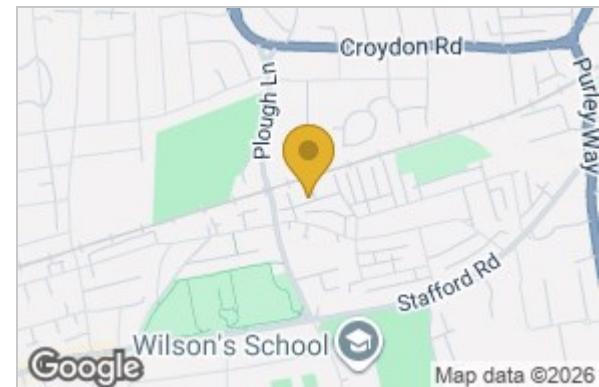
12'1 x 9'10 (3.68m x 3.00m)

Bedroom

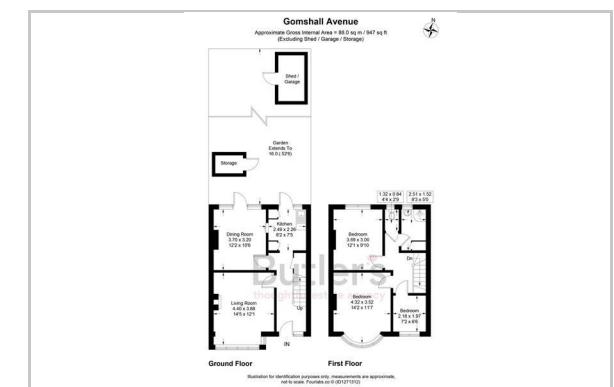
7'2 x 6'6 (2.18m x 1.98m)



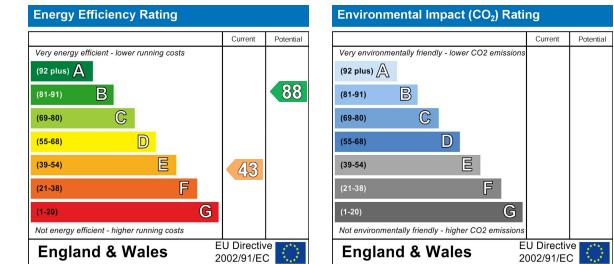
## Area Map



## Floor Plan



## Energy Efficiency Graph



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