

Approximate total area⁽¹⁾
 925.63 ft²
 85.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



EST 1973
Paul Meakin Guide Price £500,000 Longfield Avenue, Wallington, SM6 7AZ
 ESTATE AGENTS



A 'chain free' three bedroom semi detached family house situated in a prime location close to local shops, transport links including Hackbridge mainline station. Internally this family home offers a bright and spacious through lounge/ diner with direct access to a secluded level landscaped garden. Additional benefits include downstairs cloakroom, sun room, large family bathroom, scope to extend STPP to the rear and also into the loft space.

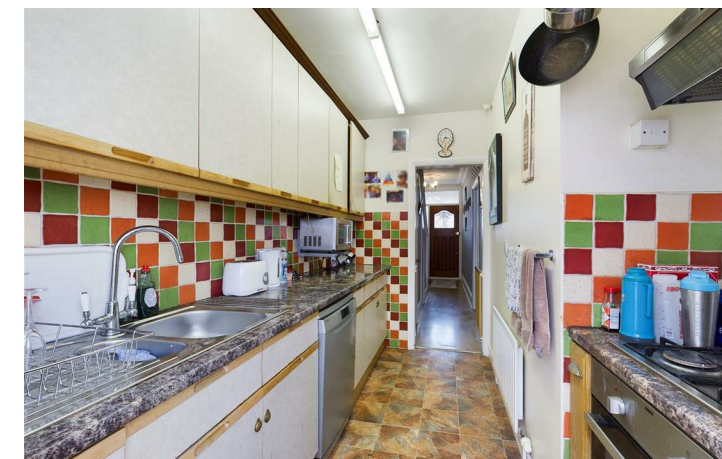
Your viewing is advised to appreciate location and potential as properties in this location close to amenities and good schools always attract attention.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-120	A	
81-100	B	
61-80	C	
41-60	D	
21-40	E	
1-20	F	
1-10	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Chain Free
- Three bedrooms
- Downstairs cloakroom
- Scope to extend STPP
- Secluded level garden
- Close to Hackbridge station
- Viewing advised
- Another property entrusted to Paul Meakin Estate Agents



HALLWAY
18'1" x 5'5" (5.52 x 1.64)

RECEPTION ROOM
14'5" x 10'8" (4.39 x 3.26)

LIVING ROOM
13'3" x 10'7" (4.05 x 3.22)

KITCHEN
10'6" x 5'4" (3.20 x 1.63)

CONSERVATORY
5'11" x 8'10" (1.81 x 2.69)

WC
4'6" x 2'4" (1.38 x .70)

LANDING
8'8" x 2'9" (2.65 x 0.85)

BEDROOM ONE
12'3" x 10'9" (3.74 x 3.27)

BEDROOM TWO
12'5" x 8'6" (3.78 x 2.60)

BEDROOM THREE
9'1" x 6'10" (2.77 x 2.08)

BATHROOM
10'6" x 5'5" (3.20 x 1.64)

