

**Cromwells**  
Estate Agents

**Gomshall Avenue, Wallington, Surrey, SM6 8NY**  
**Asking Price: £535,000**

**A well presented and extended three bedroom terraced property, Providing excellent potential for further extension (STPP). The property is in a sought after location, close to local schools, shops and transport links.**



**\*Two good size reception rooms \*Detached garage  
\*South-west facing rear garden \*Driveway for off  
road parking**

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### **Entrance Hallway**

Storage cupboard under the stairs. Doors leading to:

**Reception room - 14' 10" x 12' 0" (4.52m x 3.65m)**

Front aspect bay window

**Dining Room - 13' 9" x 9' 10" (4.19m x 2.99m)**

Door leading to the conservatory and opening into the kitchen

**Kitchen - 9' 4" x 8' 0" (2.84m x 2.44m)**

Door leading to the covered area

**Conservatory - 10' 2" x 6' 1" (3.10m x 1.85m)**

Sliding door leading into the garden

**Covered area**

## First Floor Landing

Leading to:

**Bedroom 1 - 15' 9" x 10' 8" (4.80m x 3.25m)**

Front aspect bay window, built-in wardrobes

**Bedroom 2 - 13' 5" x 10' 0" (4.09m x 3.05m)**

Rear aspect, built-in wardrobes

**Bedroom 3 - 8' 0" x 7' 3" (2.44m x 2.21m)**

Front aspect, bay window

**Separate WC**

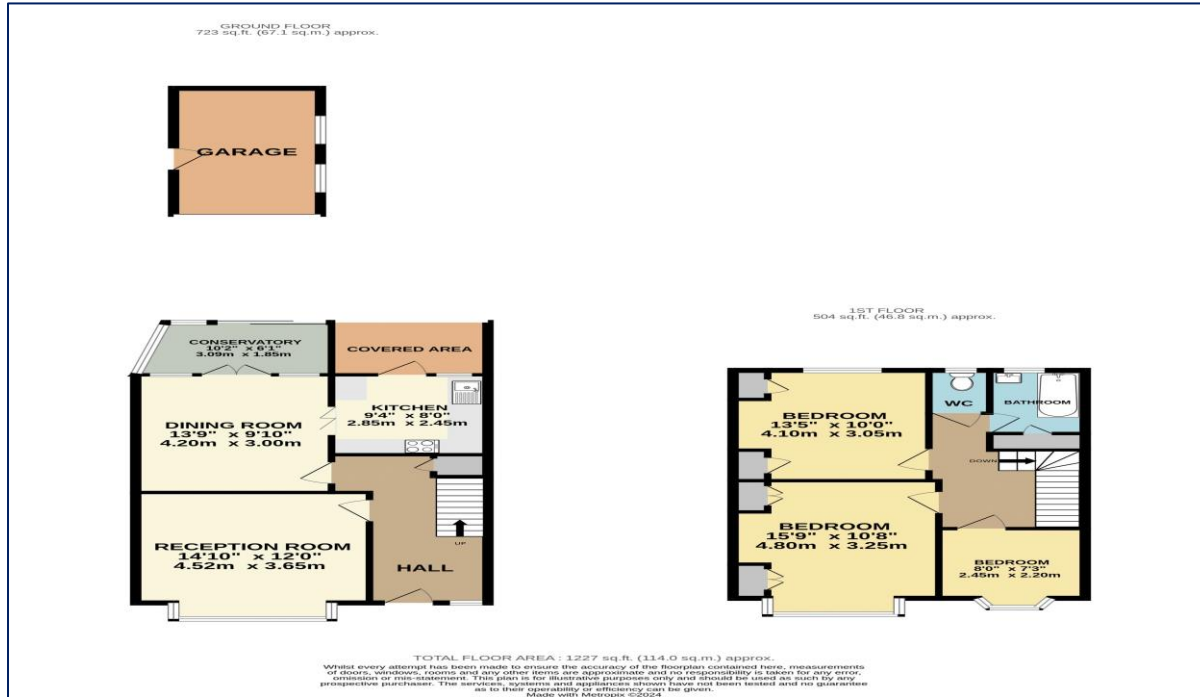
**Bathroom**

Rear aspect, storage cupboard

**Outside**

Detached garage





**Council Tax - G**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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