



Cromwells

Thread Street, Wallington, Surrey, SM6 7FB
Guide Price £725,000

This beautiful contemporary four storey, 4 Bedroom Terrace Town House built in 2019 in the very popular New Mill Quarter development, featuring pretty surroundings, two playgrounds and plenty of shops for those everyday essentials, including the new Lidl and is just a short walk to Hackbridge Station (Zone 4) with its excellent service into London, as well as an array of outstanding schools including Grammar Schools. The outdoor space of the beautiful "Beddington Park" is also close by.



- *Built in 2019, very Energy Efficient & has Solar Panels.**
 - * 4 large bedrooms, 2 en-suite shower rooms, and family bathroom.**
 - *Car Port *Garden & Outside Terrace**
-

Front door leading to:

Entrance Hall

Entrance Hall

Doors leading to:

Storage Cupboard

Utility room - 5' 10" x 5' 7" (1.78m x 1.70m)

Kitchen/Dining Room - 19' 6" x 9' 1" (5.94m x 2.77m)

Doors out to garden

Stairs to first floor landing

Storage cupboard, doors to:

Lounge - 19' 5" x 9' 10" (5.91m x 2.99m)

Double aspect with double doors out to terrace area

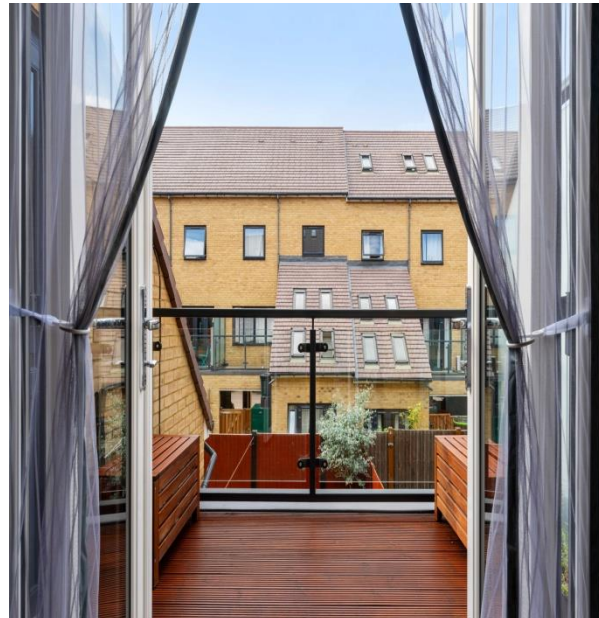
Outside Terrace - 9' 6" x 6' 3" (2.89m x 1.90m)

Also leading from lounge

Bedroom 1 (Master Bedroom) - 16' 10" x 9' 2" (5.13m x 2.79m)

Doors leading to en-suite shower room and outside terrace

En-suite Shower Room - 5' 10" x 5' 7" (1.78m x 1.70m)



Stairs to 2nd floor landing

Doors to:

Bedroom 2 - 10' 6" x 7' 1" (3.20m x 2.16m)

Rear aspect

Bedroom 3 - 12' 1" x 10' 8" (3.68m x 3.25m)

Rear aspect

Family Bathroom - 10' 6" x 7' 0" (3.20m x 2.13m)

Front aspect

Stairs to 3rd floor landing

Storage & doors leading to:

Bedroom 4 - 12' 11" x 11' 3" (3.93m x 3.43m)

Door leading to en-suite shower room, eaves storage and built in wardrobe cupboards

En-suite Shower Room - 7' 9" x 6' 6" (2.36m x 1.98m)

Outside

Rear Garden and Terrace

Car Port and Storage Space - 19' 1" x 9' 2" (5.81m x 2.79m)

Storage space behind





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



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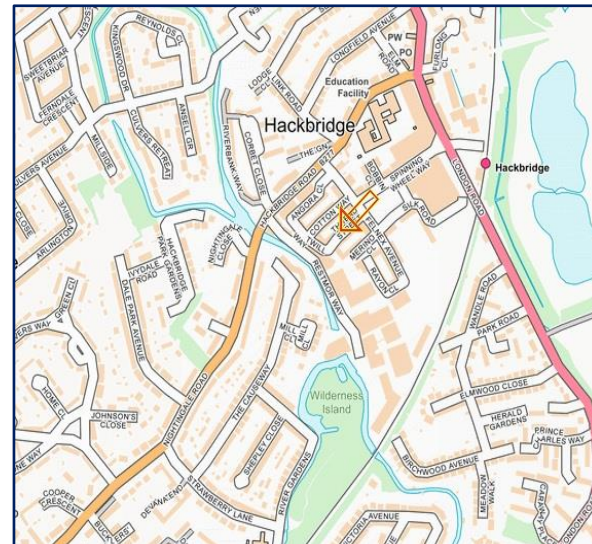


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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