



Cromwells

Harcourt Field, South Wallington, Surrey, SM6 8BA
Guide Price £750,000

Rarely available and ideally situated in a quiet Cul-de-Sac. This superb extended 5 bedroom Semi Detached family home. Perfectly located for excellent local schools, including Wallington Grammar. Great train links serving London Victoria and London Bridge. Wallington High Street is also close at hand offering a variety of shops, restaurants, pubs and amenities. Nearby towns include Croydon, Banstead, Sutton and Carshalton.



***5 Bedrooms *2 Bathrooms + Ground floor WC
*20' Kitchen *Large Rear Garden, Garage &
Driveway**

Enclosed Entrance Porch

Door leading to:

Entrance Hall

Storage cupboard. Doors leading to:

Living Room - 14' 10" x 11' 3" (4.52m x 3.43m)

Front aspect, fireplace

Dining Room - 18' 4" x 10' 7" (5.58m x 3.22m)

Rear aspect, fireplace, doors out to garden, leading into kitchen

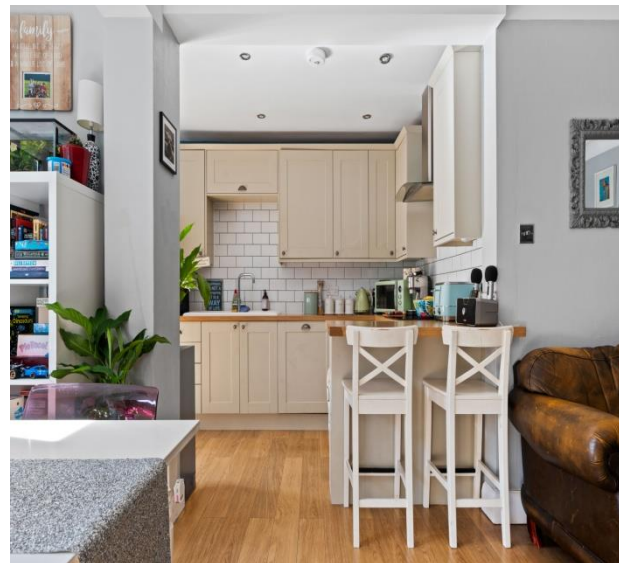
Kitchen - 20' 1" x 6' 10" (6.12m x 2.08m)

Rear aspect, doors to garden

Ground Floor WC

Stairs to first floor landing

Doors to:



Bedroom 1 - 14' 10" x 10' 8" (4.52m x 3.25m)

Front aspect, fitted cupboard, fireplace

Bedroom 2 - 14' 7" x 10' 8" (4.44m x 3.25m)

Rear aspect, fitted wardrobe cupboards

Family Bathroom

Rear aspect with bath and shower cubicle

Stairs to second floor landing

Doors to:

Bedroom 4 - 12' 1" x 10' 11" (3.68m x 3.32m)

Rear aspect

Bedroom 5 - 16' 8" x 7' 4" (5.08m x 2.23m)

Large eaves storage

Shower Room

Rear aspect

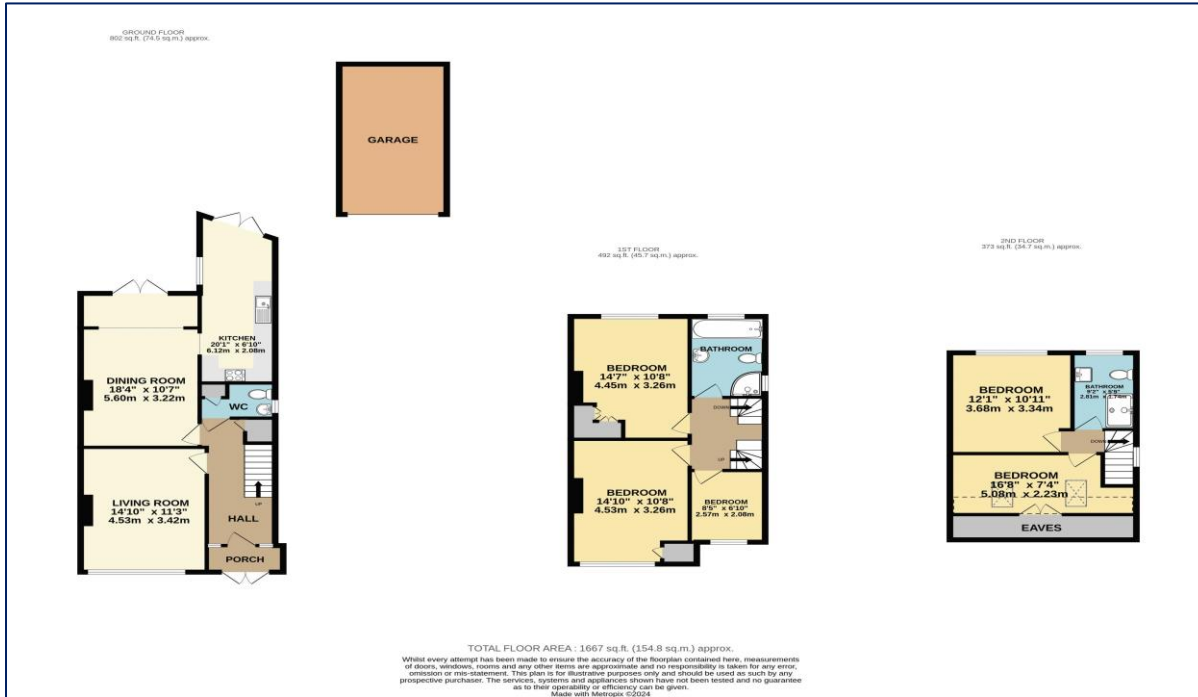
Outside

Large rear garden. Side access

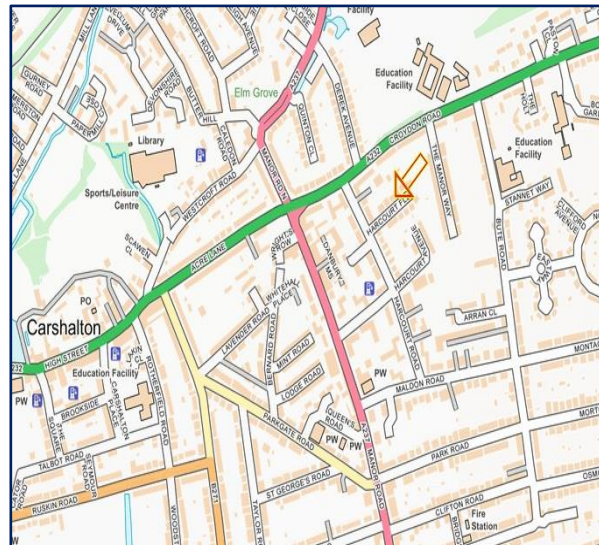
Detached Garage

Driveway for off street parking to front





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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



**95 Banstead Road
Carshalton
Surrey
SM5 3NP**



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

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