



Cromwells

Montagu Gardens, Wallington, Surrey, SM6 8ER
Guide Price £700,000

A large four bedroom semi detached family home, situated in a popular tree lined road. Within walking distance of Wallington station, as well as local schools and shops. Internal viewing highly recommended.



***Two large reception rooms *Four bedrooms
*South facing rear garden *Potential for extension
(STPP)**

Hall

Doors leading to:

Living Room - 15' 5" x 14' 7" (4.70m x 4.44m)

Front aspect bay window, fireplace

Dining Room - 16' 11" x 11' 8" (5.15m x 3.55m)

Sliding door leading into the conservatory

Conservatory

Door leading into the garden

Breakfast Room - 12' 10" x 9' 10" (3.91m x 2.99m)

Rear aspect window, opening into the kitchen

Kitchen - 12' 2" x 5' 9" (3.71m x 1.75m)

Side windows, door opening into the garden

Downstairs WC

Bedroom 1 - 15' 5" x 14' 6" (4.70m x 4.42m)

Front aspect bay window, built in wardrobe

Bedroom 2 - 13' 6" x 11' 2" (4.11m x 3.40m)

Rear aspect window, built in storage

Bedroom 3 - 8' 8" x 9' 9" (2.64m x 2.97m)

Rear aspect window, built in storage

Bedroom 4 - 7' 5" x 7' 5" (2.26m x 2.26m)

Front aspect window, built in storage

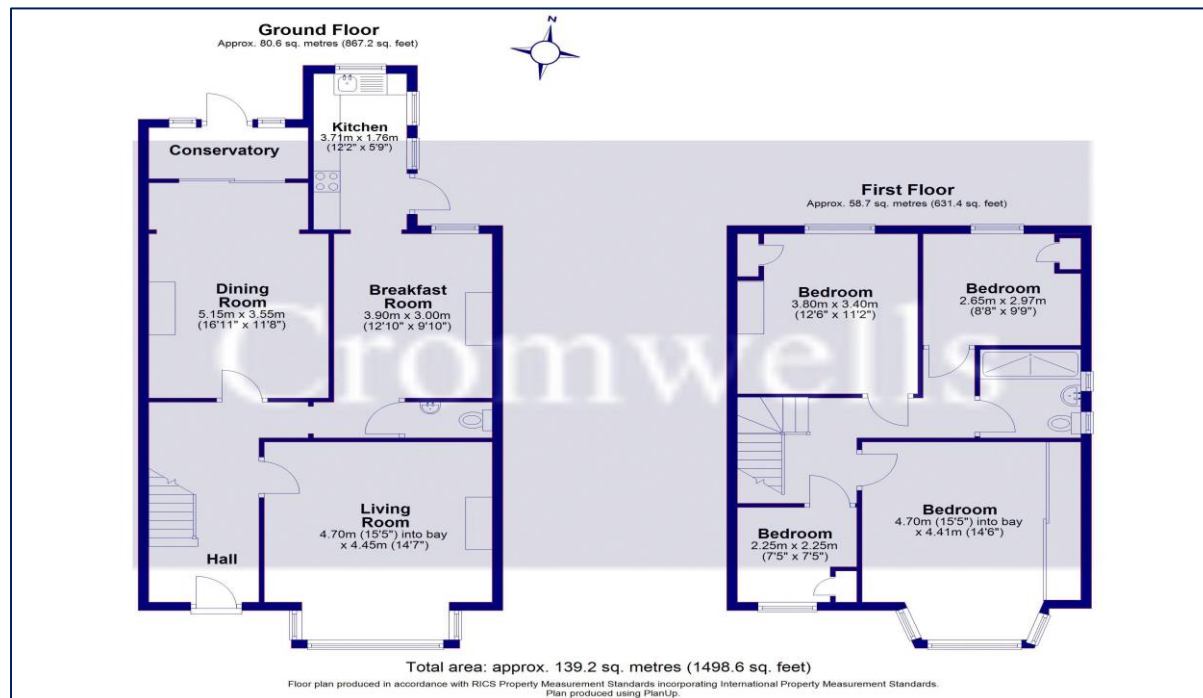
Bathroom

Two side windows

Outside

South facing garden





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



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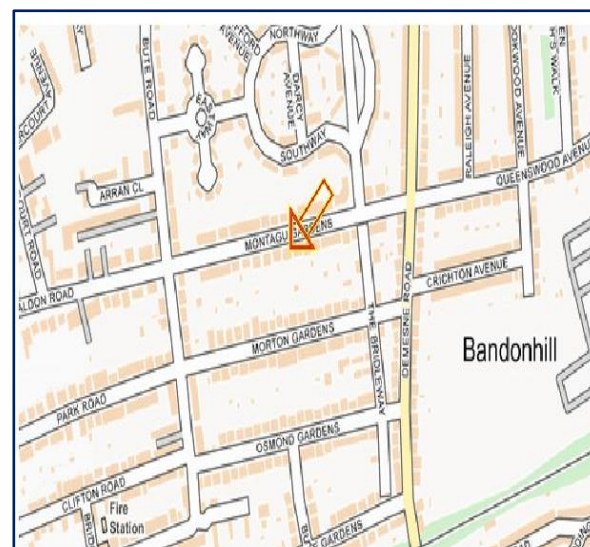


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	76 C
39-54	E		
21-38	F		
1-20	G		



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