



Cromwells

34 Montagu Gardens, Wallington, Surrey, SM6 8ER
Offers in Excess of £600,000

NO CHAIN - Internal Viewing Highly Recommended. We are pleased to offer this spacious four bedroom semi detached family home with huge potential. Situated in a popular tree lined road it is within walking distance of Wallington Station with transport direct to London stations, as well as being close to well regarded local schools and amenities.



***NO CHAIN**
***Large Four Bedroom Family Home**
***South Facing Rear Garden**
***Potential for Extension (STPP)**

Entrance Hall –

Bright and airy entrance hall, stairs to 1st floor landing and doors leading to:

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

Large living space with front aspect bay window letting in lots of natural light, carpet, fireplace

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

Ample space for family dining, 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

Stairs Leading to First Floor

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

Front aspect bay window, radiator, built in wardrobe

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

Rear aspect window, radiator, built in storage

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

Rear aspect window, radiator, built in storage

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

Front aspect window, radiator, built in storage

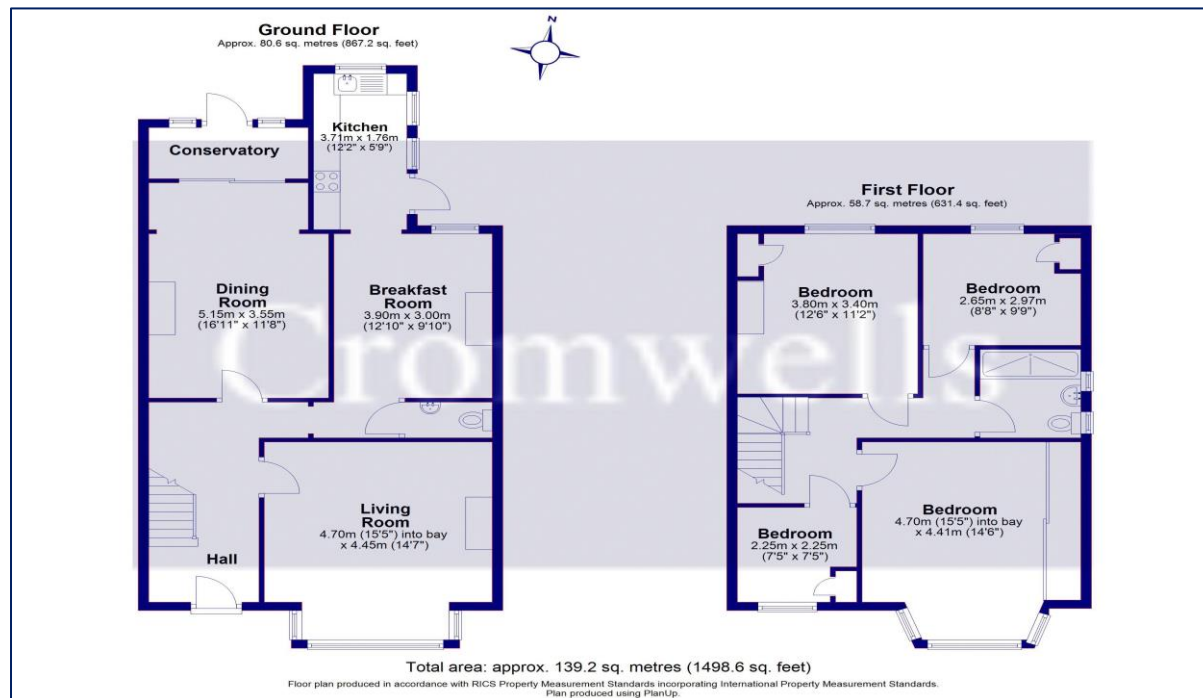
Bathroom -

White 3 piece suite including walk in bath, wash hand basin and low level wc, two side windows, tiled walls.

Outside -

South facing garden, patio to lawn, trees and shrubbery.





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



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Carshalton
Surrey
SM5 3NP



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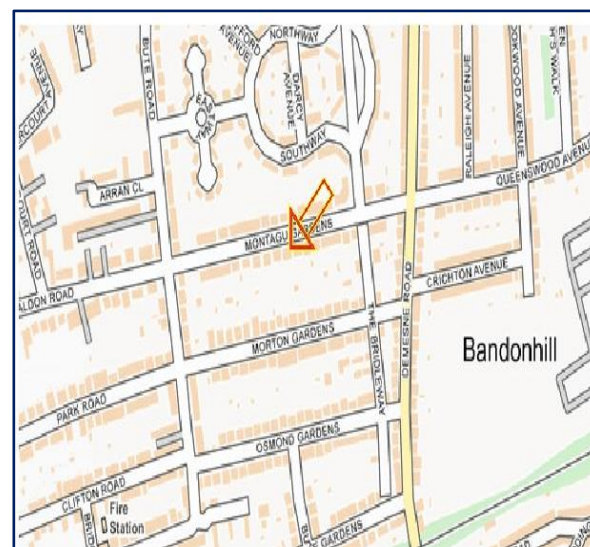


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www.cromwellsestateagents.uk

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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