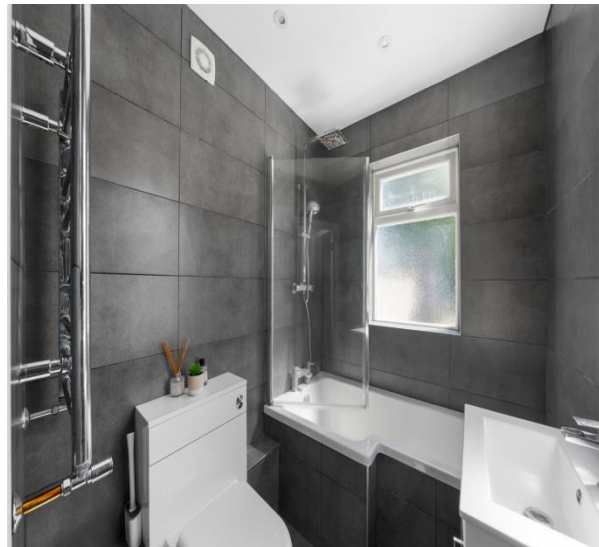




Cromwells

Upper Road, Wallington, Surrey, SM6 8JY
Guide Price £425,000

We are pleased to offer you this modern and very well presented end of terrace cottage, with two double bedrooms, immaculate bathroom and kitchen and a large south facing rear garden backing on to Mellows Park, the property is situated on a popular road and is close to an array of well performing schools, as well as local shops and transport links.



- *Two Double Bedrooms**
- *Long South Facing Rear Garden**
- *Modern Kitchen and Bathroom**
- *Popular Location**

Steps to Front Door

Opens into:

Living Room - 11' 0" x 11' 6" (3.35m x 3.50m)

Large spacious living room with double glazed bay window, radiator, wood effect flooring, ceiling spotlights, door leading to:

Kitchen/Dining Room - 19' 8" x 0' 0" (5.99m x 0.00m)

Wood effect flooring following through to the kitchen and dining area, ample work tops with cupboards and drawers below, integrated stainless steel sink and drainer with mixer tap, wall mounted cupboards for extra storage, integrated oven and extractor fan above, space and plumbing for washing machine and dish washer. Double glazed window over sink looking out into the garden, radiator, leadings through to:

Hallway

Enclosed cupboard with space for a tumble dryer and newly installed Boiler. Door to garden

Family Bathroom

Modern bathroom with fully tiled walls and floor, chrome wall mounted towel rail, white 3 piece suite comprising of a low level w/c, sink and mixer tap with storage cupboard below, L-shaped bath with mixer tap and over head waterfall shower with glass shower screen, double glazed window to rear aspect.

Stairs leading to:

Bedroom - 11' 0" x 11' 6" (3.35m x 3.50m)

Double glazed window to front aspect, carpet, radiator, ceiling spotlights, storage space with hatch to part boarded loft space.

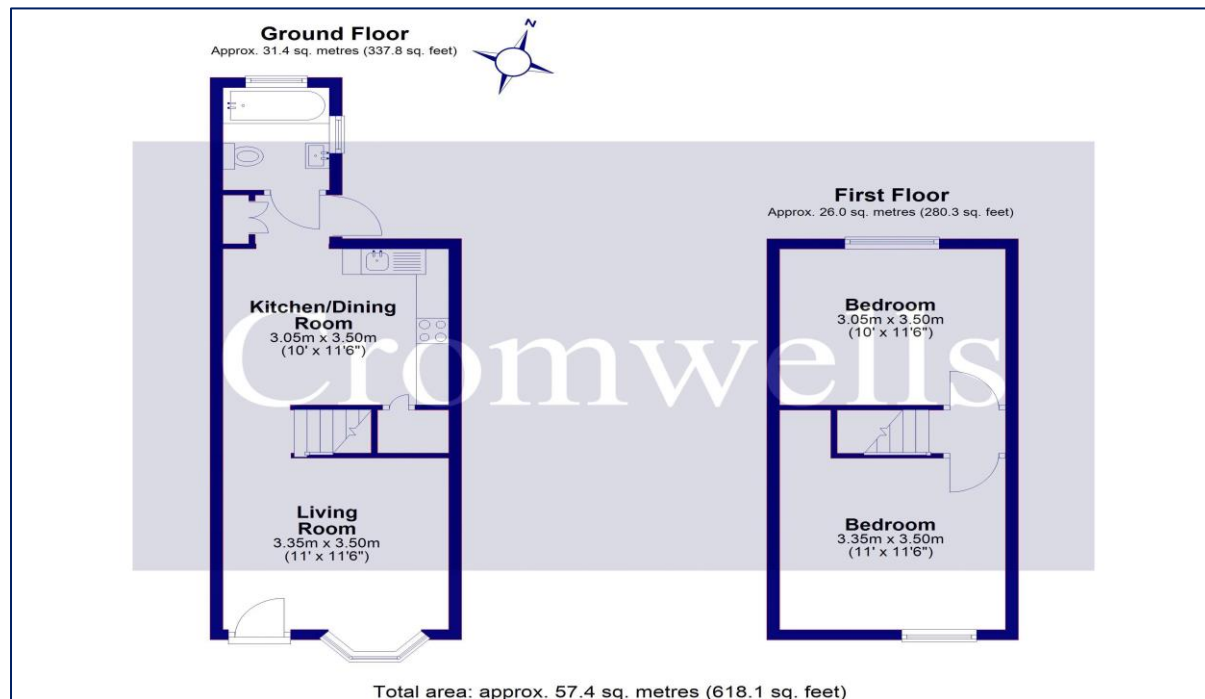
Bedroom - 10' 0" x 11' 6" (3.05m x 3.50m)

Double glazed window to rear aspect, carpet, radiator, ceiling spotlights.

Garden

South facing garden with a paved patio and large lawn area with high fences both sides.





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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Disclaimer

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