



Torwood The Wood End, South Wallington, SM6 0RA



Offers over £1,000,000

**Cromwells**  
ESTATE AGENTS





# Torwood The Wood End, South Wallington, SM6 0RA

Rarely available and situated on an exceptionally wide plot, we are delighted to offer this spacious 3 bedroom detached family home with study. Located on a premier and highly sought after private road in South Wallington, just off of Woodcote Avenue. The property provides all the benefits of a town centre location but with a countryside feel. Viewings are strongly recommended.

The property is ideally located for those looking to be close to local grammar schools with Wallington Girls, Wallington County Grammar, Nonsuch and Wilsons School all easily accessible. Local bus links are also close by serving Sutton, Morden, Wallington and Croydon, plus Wallington mainline train station with good links into Central London. Wallington High Street is only a short walk away with a large variety of shops, cafes, and supermarkets to choose from.

## Accommodation

Front door leading to:

Entrance Hall

Doors to:

Living Room - 23' 11" x 12' 2" (7.28m x 3.71m)

Triple aspect, doors leading to garden

Dining Room - 14' 5" x 11' 8" (4.39m x 3.55m)

Rear aspect, doors leading to garden

Kitchen - 20' 7" x 9' 10" (6.27m x 2.99m)

Rear aspect, door to utility room. Door leading to office

Utility room - 11' 6" x 5' 11" (3.50m x 1.80m)

Door to garden

Office - 6' 8" x 6' 0" (2.03m x 1.83m)

Front aspect

Ground floor WC

Cloakroom cupboard

Stairs to first floor landing

Bedroom 1 - 14' 1" x 12' 2" (4.29m x 3.71m)

Double aspect, fitted wardrobe cupboards

Bedroom 2 - 14' 7" x 11' 8" (4.44m x 3.55m)

Rear with triple aspect, fitted wardrobe cupboards

Bedroom 3 - 10' 8" x 10' 0" (3.25m x 3.05m)

Rear with double aspect

Family Bathroom - 6' 5" x 6' 3" (1.95m x 1.90m)

Front aspect

Separate WC

Detached Self Contained Annexe

Set behind main property

Own front door to:

Entrance Hall

Doors leading to:

Annexe Living Room/Kitchen - 18' 1" x 16' 5" (5.51m x 5.00m)

Double aspect with doors out to garden

Bedroom 1 - 11' 6" x 9' 2" (3.50m x 2.79m)

## Side aspect

Bedroom 2 - 7' 10" x 7' 4" (2.39m x 2.23m)

Side aspect

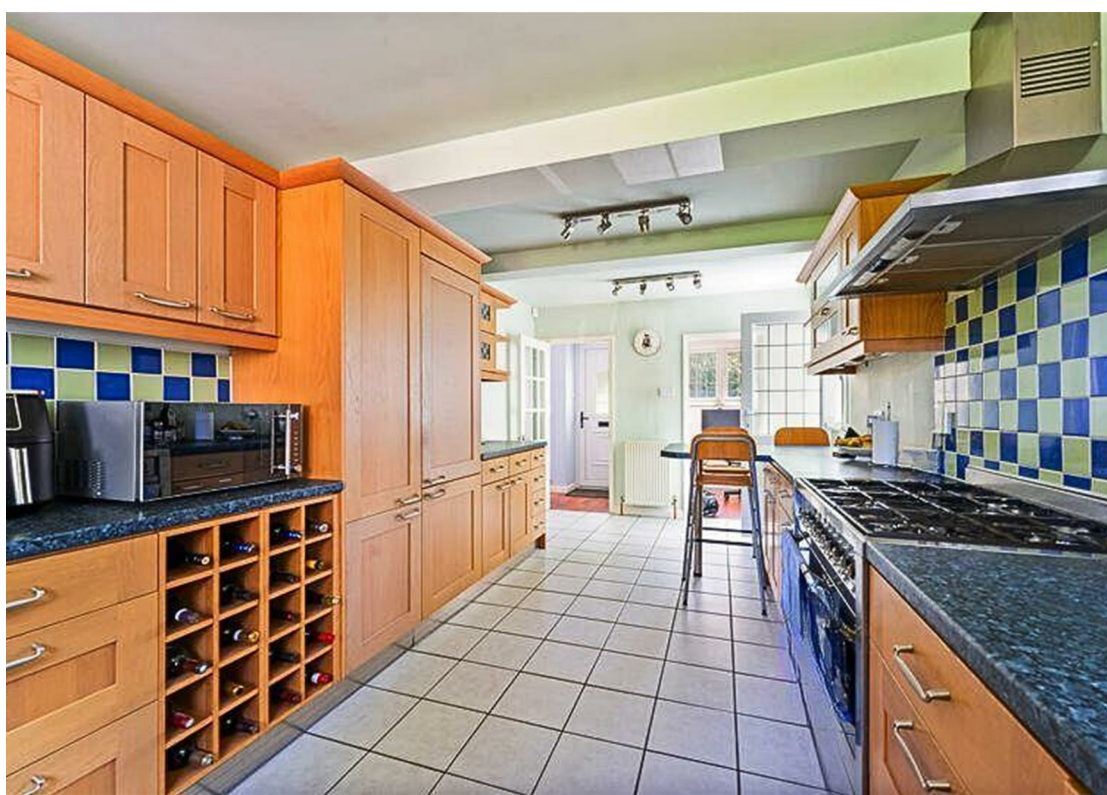
Shower Room

Shower Room

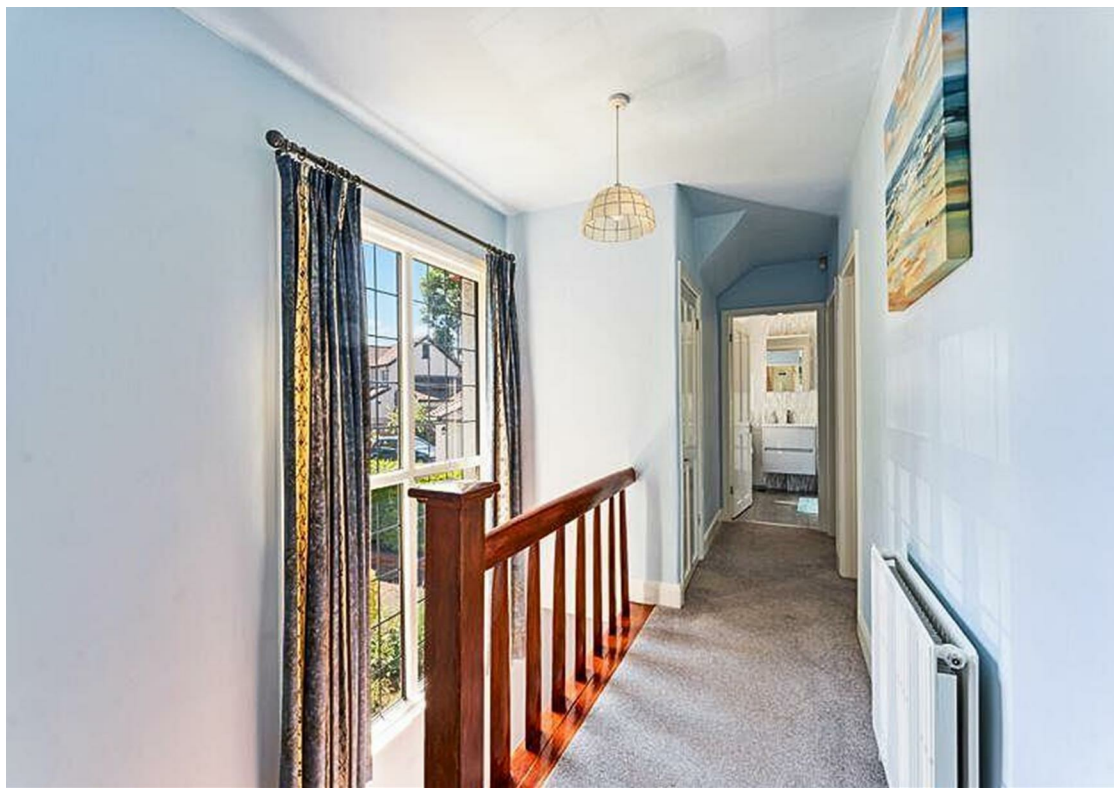
Outside

Large pretty rear garden

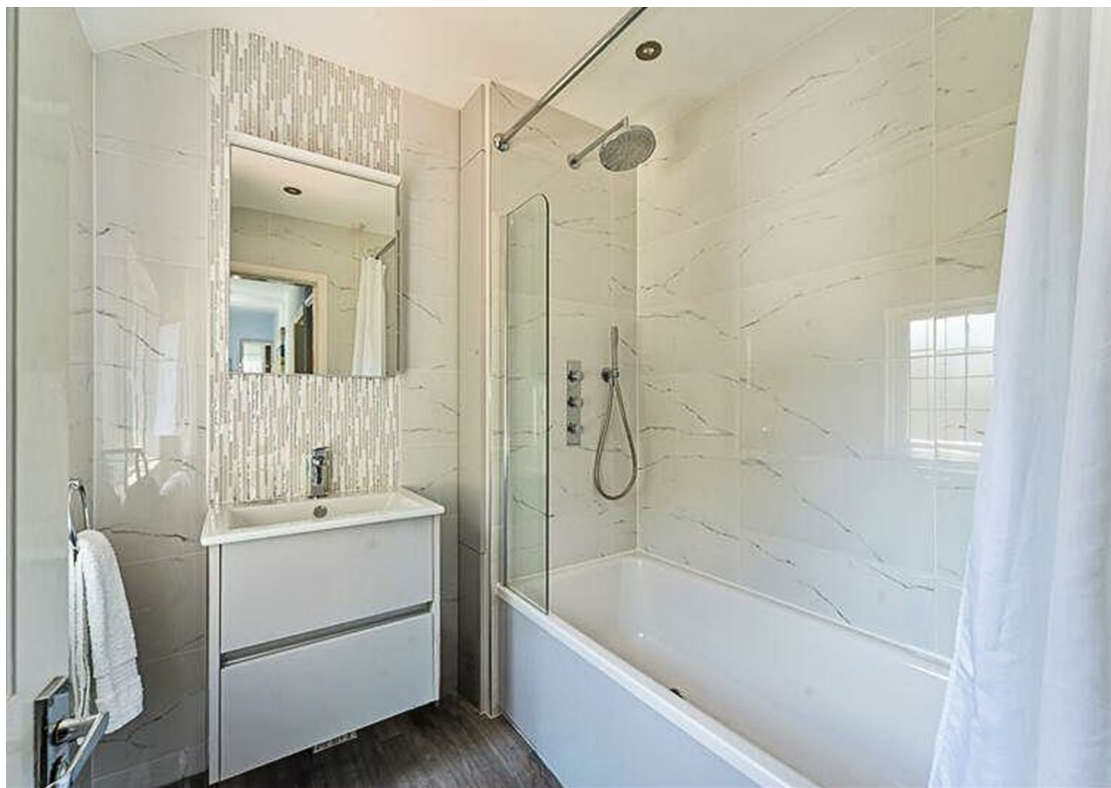
















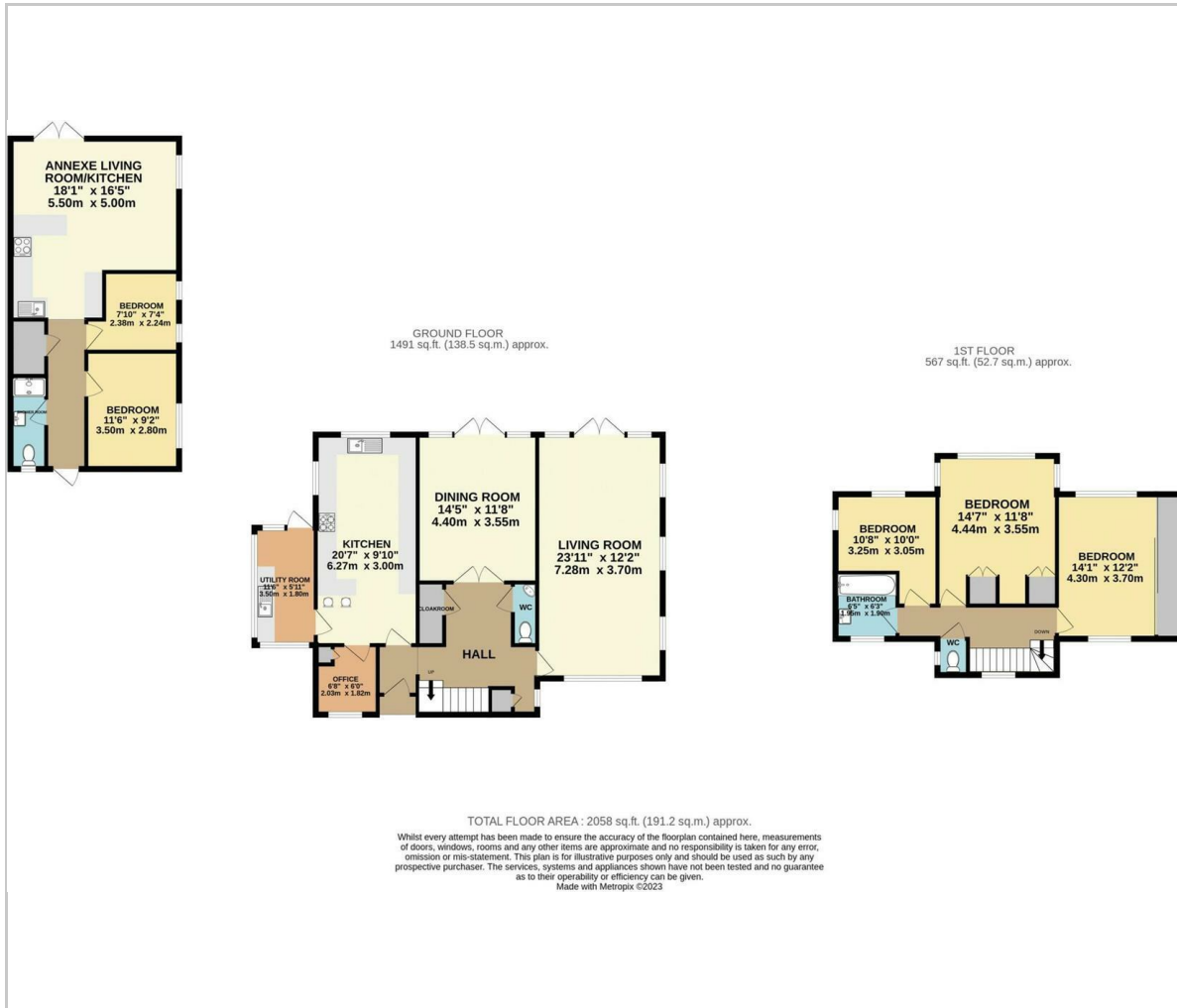
Annexe Lounge/Kitchen



Annexe Lounge area



## Floor Plan



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

