



96 Taylor Road, Wallington, SM6 0BA



Guide price £725,000

Cromwells  
ESTATE AGENTS





NO ONWARD CHAIN ...Don't miss out on this superb three bedroom semi detached family home which has been modernised and renovated to a high specification throughout whilst maintaining it's many attractive period features. The property has been extended across both floors to create both a stunning kitchen diner, wet room and utility room on the ground floor, and a larger third bedroom on the first floor, and there is further scope to extend into the loft subject to relevant planning being granted.

### Room Measurements

The property boasts high ceilings throughout creating an immediate feeling of space and light. Downstairs there are two spacious reception rooms, one with feature cast iron fireplace and bespoke fitted plantation shutters. The kitchen diner features a newly fitted kitchen which is currently being installed with herringbone Amtico flooring and bifold doors opening out to a large rear garden. A separate utility room and a downstairs wet room has been cleverly added for convenience, and there is also a cellar for added storage.

Upstairs you will find three excellent sized double bedrooms, plus a newly fitted contemporary bathroom suite. The property also benefits from off street parking to the front.

(Maximum measurements)

Lounge 14'00 x 12'03 (into bay)  
Reception Two 12'08 x 9'11  
Kitchen Diner (L shaped) 23'04 x 14'09  
Utility Room 6'08 x 4'04  
Wet Room

Bedroom One 16'07 x 14'01(into bay)  
Bedroom Two 18'03 x 9'09  
Bedroom Three 12'10 x 9'09  
Bathroom 8'03 x 6'02

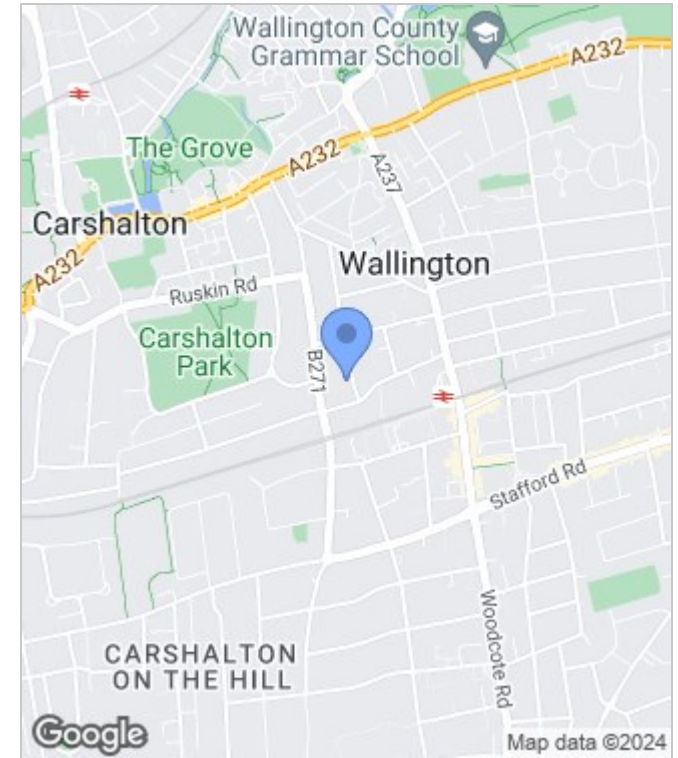
Rear Garden - approximately 75ft



# Floor Plans



# Area Map



# Energy Performance Graph

