

Cromwells



18 Harcourt Field, Wallington

Wallington

In Excess of £700,000

18 Harcourt Field

Wallington

Rarely available and Ideally situated in a quiet Cul-de-Sac this superb extended 5 bedroom Semi Detached family home. Perfectly located for excellent local schools, including Wallington Grammar. Great train links serving London Victoria and London Bridge. Wallington High Street is also close at hand offering a variety of shops, restaurants, pubs and amenities. Nearby towns include Croydon, Banstead, Sutton and Carshalton.

Council Tax band: E

Tenure: Freehold

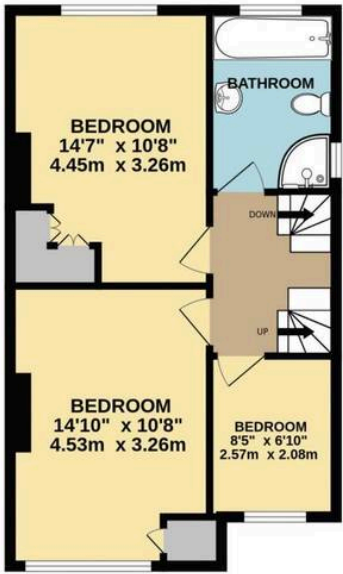
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 5 Bedrooms
- 20' Kitchen
- 2 Bathrooms + Ground floor WC
- Large Rear Garden, Garage & Driveway



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1667 sq.ft. (154.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Enclosed Entrance Porch

Doors leading to:

Entrance Hall

Storage cupboard. Doors leading to:

Living Room

14' 10" x 11' 3" (4.52m x 3.43m)

Front aspect, fireplace

Dining Room

18' 4" x 10' 7" (5.59m x 3.23m)

Rear aspect, fireplace, doors out to garden,
leading into kitchen

Kitchen

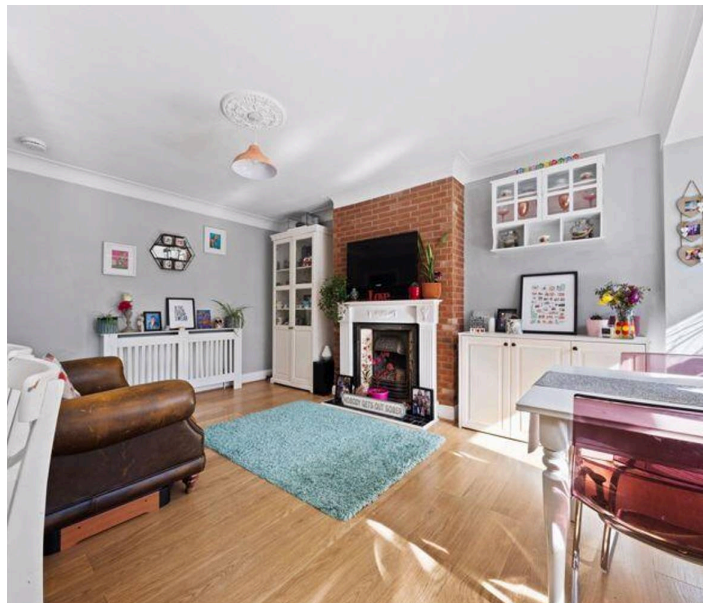
20' 1" x 6' 10" (6.12m x 2.08m)

Rear aspect, doors to garden

Ground Floor WC

Stairs to first floor landing

Doors to:



Bedroom 1

14' 10" x 10' 8" (4.52m x 3.25m)

Front aspect, fitted cupboard, fireplace

Bedroom 2

14' 7" x 10' 8" (4.45m x 3.25m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3

8' 5" x 6' 10" (2.57m x 2.08m)

Front aspect

Family Bathroom

Rear aspect with bath and shower cubicle

Stairs to second floor landing

Doors to:

Bedroom 4

12' 1" x 10' 11" (3.68m x 3.33m)

Rear aspect

Bedroom 5

16' 8" x 7' 4" (5.08m x 2.24m)

Large eaves storage

Shower Room

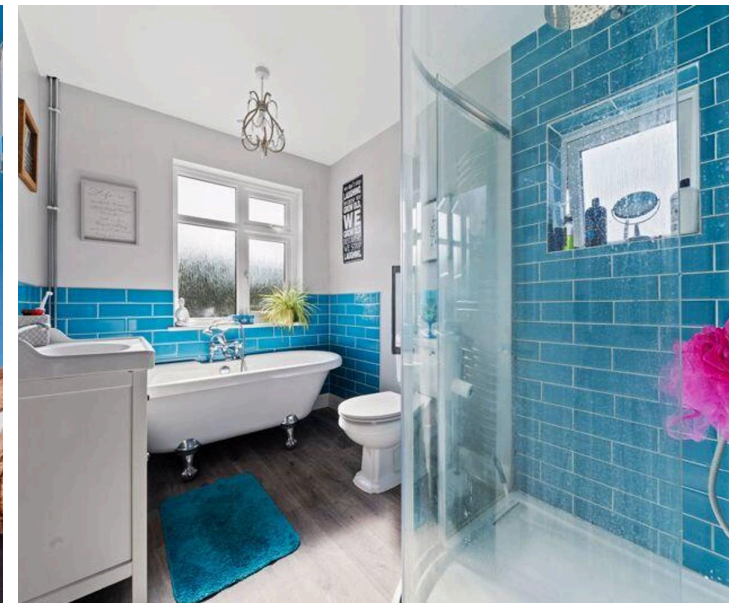
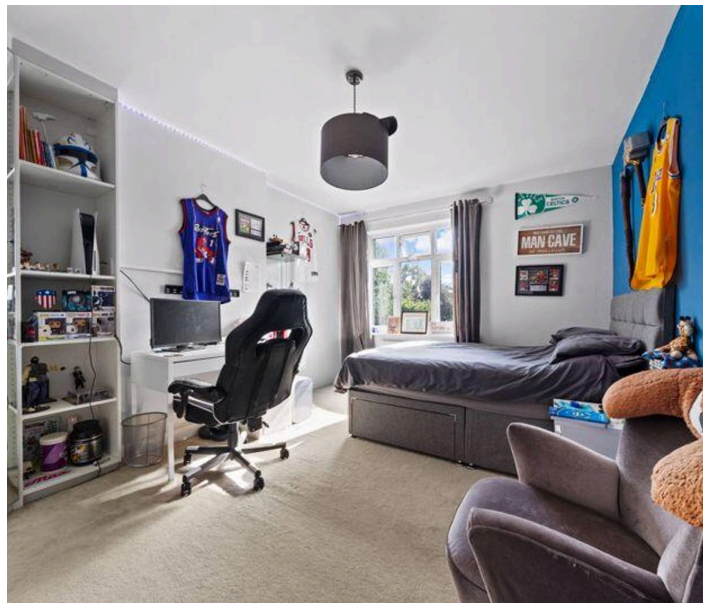
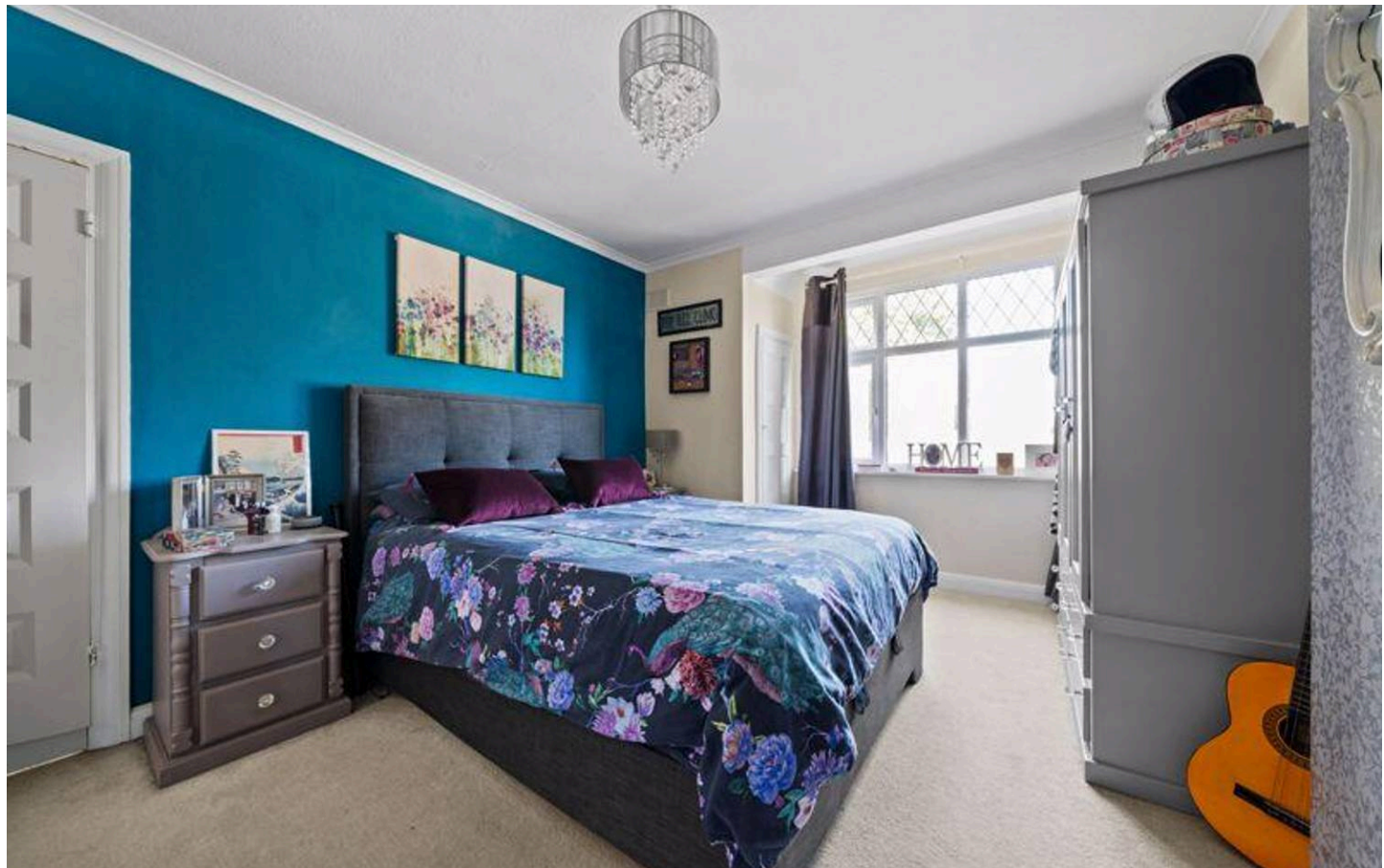
Rear aspect

Outside

Large rear garden. Side access

Detached Garage

Driveway for off street parking to front





Cromwells Estate Agents

Cromwells Estate Agents, 95 Banstead Road – SM5 3NP

02086425468 • admin@cromwellscarshalton.com • www.cromwellsestateagents.uk/