



Cromwells

Hawthorn Road, Wallington, Surrey, SM6 0SY
Guide Price £750,000

Beautifully presented and charming 3 Bedroom, already spacious Semi Detached family home, also offering scope for extension (STPP). With large reception rooms, magnificent garden and lovely Bar/TV room. Conveniently situated along a highly sought after and desirable road on the south side of Wallington and with easy access for Wallington town centre and station, reputable schools and fantastic open spaces.



***3 Good size bedrooms & Scope for extension (STPP)**

***Very large Rear Garden with Bar/TV Room**

***2 Very Good Size Reception Rooms**

***Attached Garage to side & Driveway for off street parking**

Enclosed Entrance Porch

Inner door leading to:

Entrance Hall

Doors to:

Living Room - 17' 3" x 12' 4" (5.25m x 3.76m)

Front aspect, bay window, fireplace

Dining Room - 16' 7" x 11' 0" (5.05m x 3.35m)

Rear aspect, fireplace, doors out to garden

Kitchen - 12' 6" x 7' 7" (3.81m x 2.31m)

Rear aspect, door to lean-to

Lean-to

Storage with door leading to rear of garage. Door out to garden

Stairs to first floor landing

Doors to:

Bedroom 1 - 17' 1" x 10' 7" (5.20m x 3.22m)

Front aspect, bay window, fitted wardrobe cupboards

Bedroom 2 - 13' 0" x 10' 7" (3.96m x 3.22m)

Rear aspect, fireplace

Bedroom 3 - 8' 6" x 8' 0" (2.59m x 2.44m)

Front aspect

Family Bathroom

Rear aspect

Separate WC

Side aspect

Outside

Superb and large rear garden

Leading down to Bar/TV Room to rear

Bar/TV Room - 13' 0" x 19' 0" (3.96m x 5.79m)

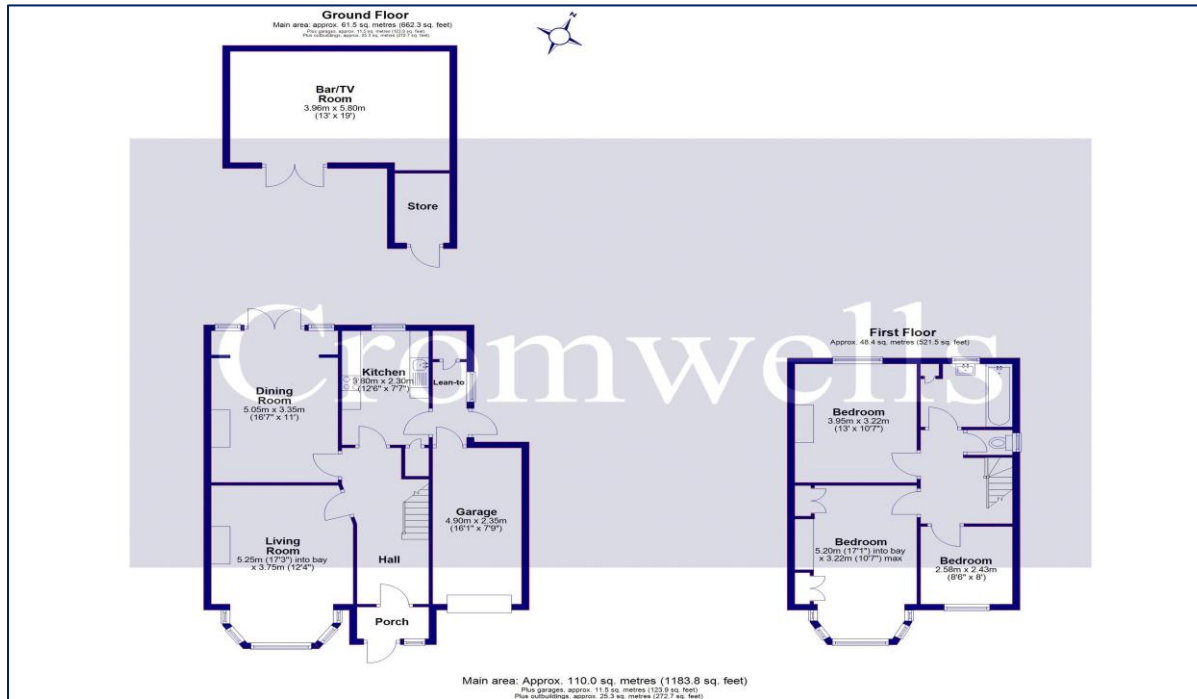
Doors leading from the garden and with built in store room.

Garage - 16' 1" x 7' 9" (4.90m x 2.36m)

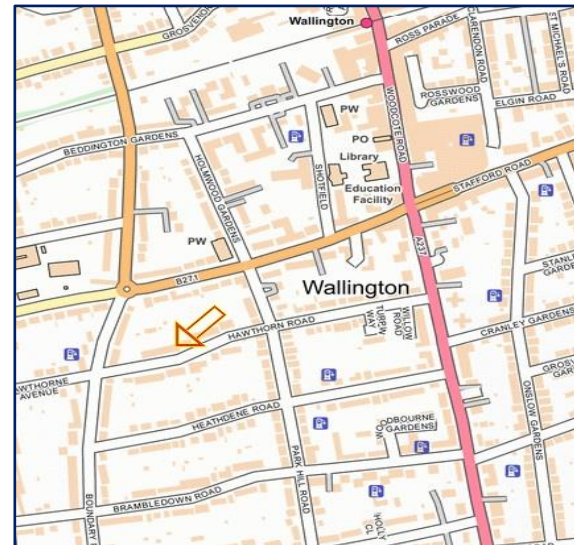
Attached to side

Driveway with off street parking to front -





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax - E

Local Authority: London Borough of Sutton

Tenure - Freehold



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained