



# Cromwells

**34 Montagu Gardens, Wallington, Surrey, SM6 8ER**  
**Offers in Excess of £600,000**

**NO CHAIN - Internal Viewing Highly Recommended. We are pleased to offer this spacious four bedroom semi detached family home in need of refurbishment but with huge potential. Situated in a popular tree lined road it is within walking distance of Wallington Station with transport direct to London stations, as well as being close to well regarded local schools and amenities.**





**\*NO CHAIN**  
**\*Large Four Bedroom Family Home**  
**\*South Facing Rear Garden**  
**\*Potential for Extension (STPP)**

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#### **Entrance Hall –**

Bright and airy entrance hall, stairs to 1<sup>st</sup> floor landing and doors leading to:

#### **Living Room - 15' 5" x 14' 7" (4.70m x 4.44m)**

Large living space with front aspect bay window letting in lots of natural light, carpet, fireplace

#### **Dining Room - 16' 11" x 11' 8" (5.15m x 3.55m)**

Ample space for family dining, sliding door leading into the conservatory.

#### **Conservatory -**

Door leading into the garden

#### **Breakfast Room - 12' 10" x 9' 10" (3.91m x 2.99m)**

Rear aspect window, opening into the kitchen

#### **Kitchen - 12' 2" x 5' 9" (3.71m x 1.75m)**

Side windows, door opening into the garden

#### **Downstairs WC**

#### **Stairs Leading to First Floor**



**Bedroom 1 - 15' 5" x 14' 6" (4.70m x 4.42m)**

Front aspect bay window, radiator, built in wardrobe

**Bedroom 2 - 13' 6" x 11' 2" (4.11m x 3.40m)**

Rear aspect window, radiator, built in storage

**Bedroom 3 - 8' 8" x 9' 9" (2.64m x 2.97m)**

Rear aspect window, radiator, built in storage

**Bedroom 4 - 7' 5" x 7' 5" (2.26m x 2.26m)**

Front aspect window, radiator, built in storage

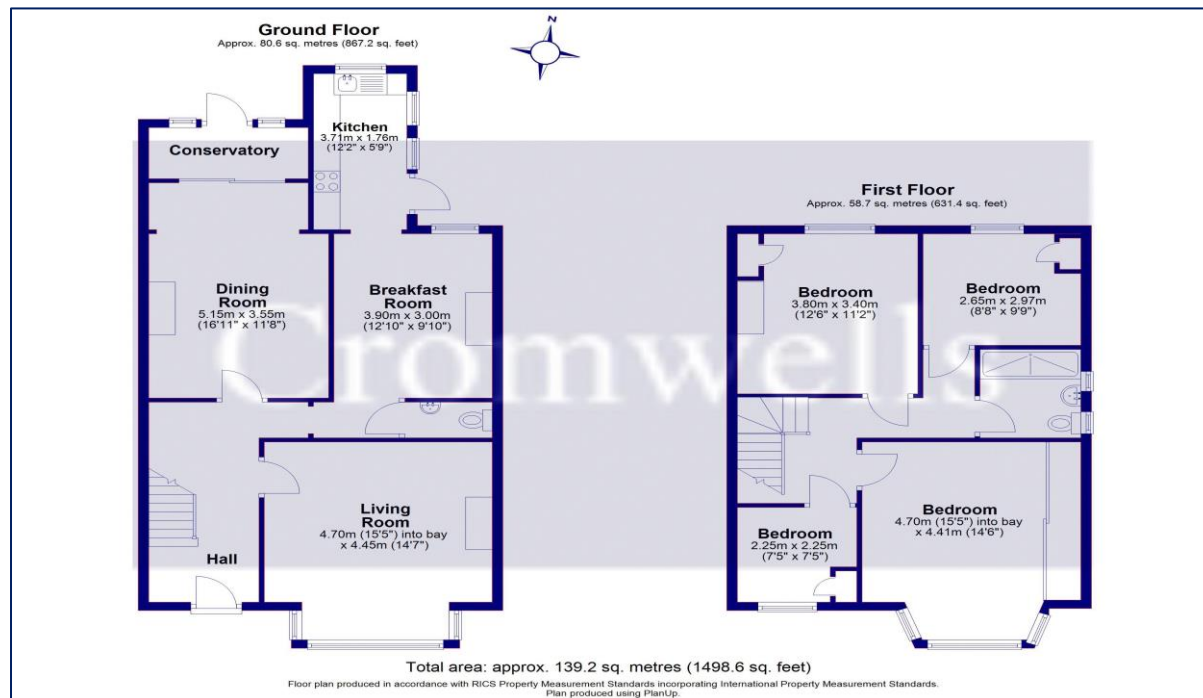
**Bathroom -**

White 3 piece suite including walk in bath, wash hand basin and low level w/c, two side windows, tiled walls.

**Outside -**

South facing garden, patio to lawn, trees and shrubbery.





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



**95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**



**020 8642 5468**

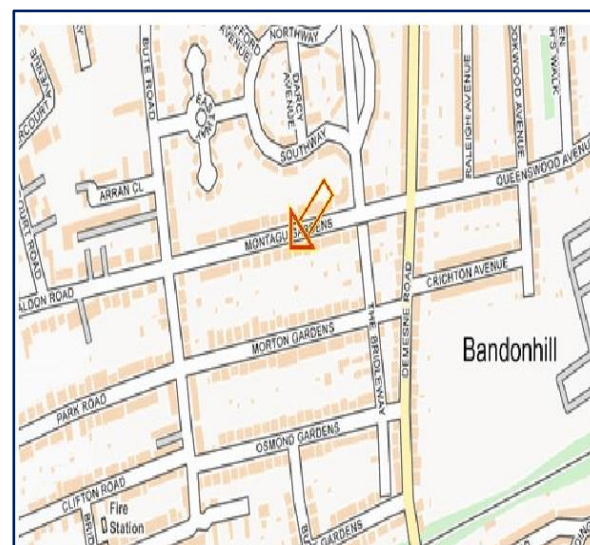


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**[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    | 76 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



#### Disclaimer

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