

Cromwells



Wordsworth Road, Wallington, Surrey, SM6 9RH
Guide Price £625,000

A superb, spacious 3 bedroom Terraced family home with the added benefit of a ground floor rear extension providing a 24' Kitchen/Diner & utility room. Situated in a highly sought after residential road in Wallington within easy reach of a range of reputable schools, including Bandon Hill, St Elpheges and local Grammar Schools including Wilsons.



***24'1 x 15' 6 Kitchen/Diner *Ground Floor
WC & Utility Room
*Large rear garden *Off Street Parking to
front**

Storm Porch

Front door leading to:

Entrance Hall

Storage cupboard, doors to:

Reception Room - 16' 6" x 10' 6" (5.03m x 3.20m)

Front aspect, bay window, fireplace

Kitchen/Diner - 24' 1" x 15' 6" (7.34m x 4.72m)

Rear aspect, doors out to garden, door to utility room

Utility Room - 5' 5" x 4' 7" (1.65m x 1.40m)

Ground floor WC

Stairs to first floor landing
Storage cupboard. Doors to:



Bedroom 1 - 13' 6" x 10' 5" (4.11m x 3.17m)

Front aspect, fitted wardrobe cupboards

Bedroom 2 - 14' 1" x 10' 5" (4.29m x 3.17m)

Rear aspect, range of fitted wardrobe cupboards

Bedroom 3 - 7' 10" x 7' 4" (2.39m x 2.23m)

Front aspect

Family Bathroom - 10' 6" x 5' 5" (3.20m x 1.65m)

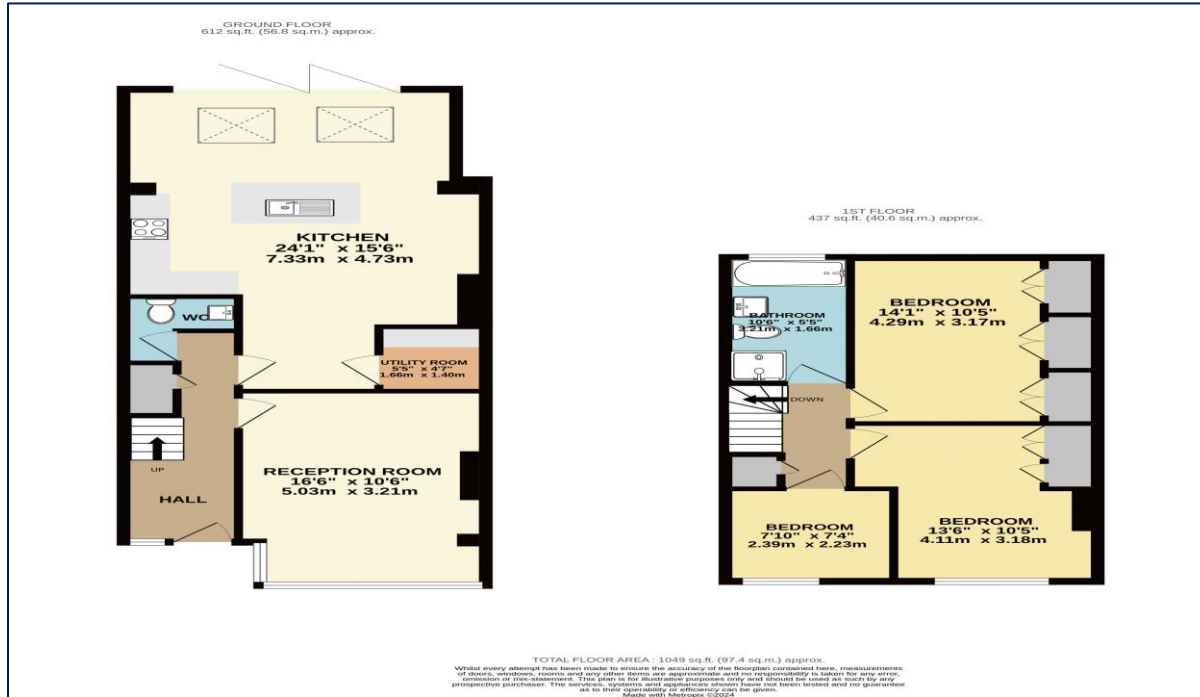
Combining both bath and shower cubicle, WC & wash hand basin, rear aspect

Outside

Large Rear Garden

Off street parking to front





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



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