



Cromwells
Estate Agents



Church Lane, Wallington, Surrey, SM6 7NQ
Guide Price £485,000

A beautifully presented three bedroom family home, refurbished to a very high standard, benefiting from a modern kitchen through to dining area, luxury 4 piece bathroom suite with a walk-in shower and separate lounge to the front of the property. Located down a quiet no through road, within walking distance to local shops and amenities, transport links, well performing schools and green spaces such as Beddington Park.



***Well maintained garden *Large modern family bathroom
*Spacious lounge *Three bedrooms**

Entrance Hall

Leading to:

Reception Room - 12' 6" x 9' 8" (3.81m x 2.94m)

Front aspect bay window, wooden floors.

Dining Room - 11' 6" x 10' 4" (3.50m x 3.15m)

Wooden floors, archway leading to kitchen

Kitchen - 11' 6" x 7' 7" (3.50m x 2.31m)

Modern fitted kitchen, rear aspect window

Utility room - 11' 6" x 4' 7" (3.50m x 1.40m)

Tiled floor, Velux window, rear aspect door leading to the garden



Stairs to first floor

Leading to:

Bedroom 1 - 13' 1" x 10' 4" (3.98m x 3.15m)

Front aspect window, fitted wardrobes, radiator, floorboards

Bedroom 2 - 11' 6" x 7' 10" (3.50m x 2.39m)

Rear aspect window, radiator, floorboards

Family Bathroom - 11' 6" x 7' 7" (3.50m x 2.31m)

Four piece luxury suite with his and hers washbasins and walk-in shower. Rear aspect window

Stairs to top floor

Leading to:

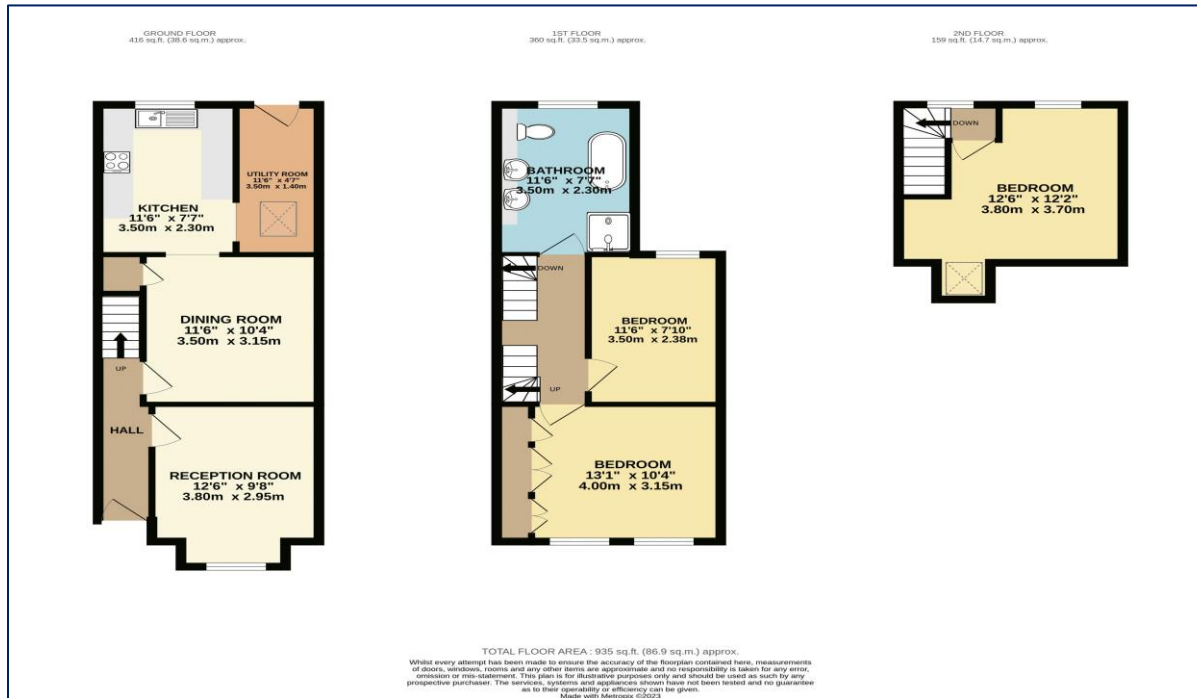
Bedroom 3 - 12' 6" x 12' 2" (3.81m x 3.71m)

Rear aspect windows, storage, floorboards

Rear Garden

Patio leading to well maintained lawn section.





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



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



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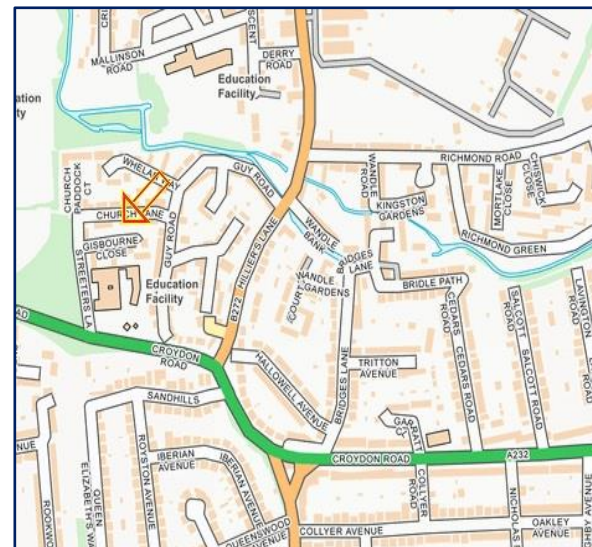


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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