

Cromwells
Estate Agents

Gomshall Avenue, Wallington, Surrey, SM6 8NY
Asking Price: £520,000

A well presented and extended three bedroom terraced property, Providing excellent potential for further extension (STPP). The property is in a sought after location, close to local schools, shops and transport links.



***Two good size reception rooms *Detached garage
*South-west facing rear garden *Driveway for off
road parking**

Entrance Hallway

Storage cupboard under the stairs. Doors leading to:

Reception room - 14' 10" x 12' 0" (4.52m x 3.65m)

Front aspect bay window

Dining Room - 13' 9" x 9' 10" (4.19m x 2.99m)

Door leading to the conservatory and opening into the kitchen

Kitchen - 9' 4" x 8' 0" (2.84m x 2.44m)

Door leading to the covered area

Conservatory - 10' 2" x 6' 1" (3.10m x 1.85m)

Sliding door leading into the garden

Covered area

First Floor Landing

Leading to:

Bedroom 1 - 15' 9" x 10' 8" (4.80m x 3.25m)

Front aspect bay window, built-in wardrobes

Bedroom 2 - 13' 5" x 10' 0" (4.09m x 3.05m)

Rear aspect, built-in wardrobes

Bedroom 3 - 8' 0" x 7' 3" (2.44m x 2.21m)

Front aspect, bay window

Separate WC

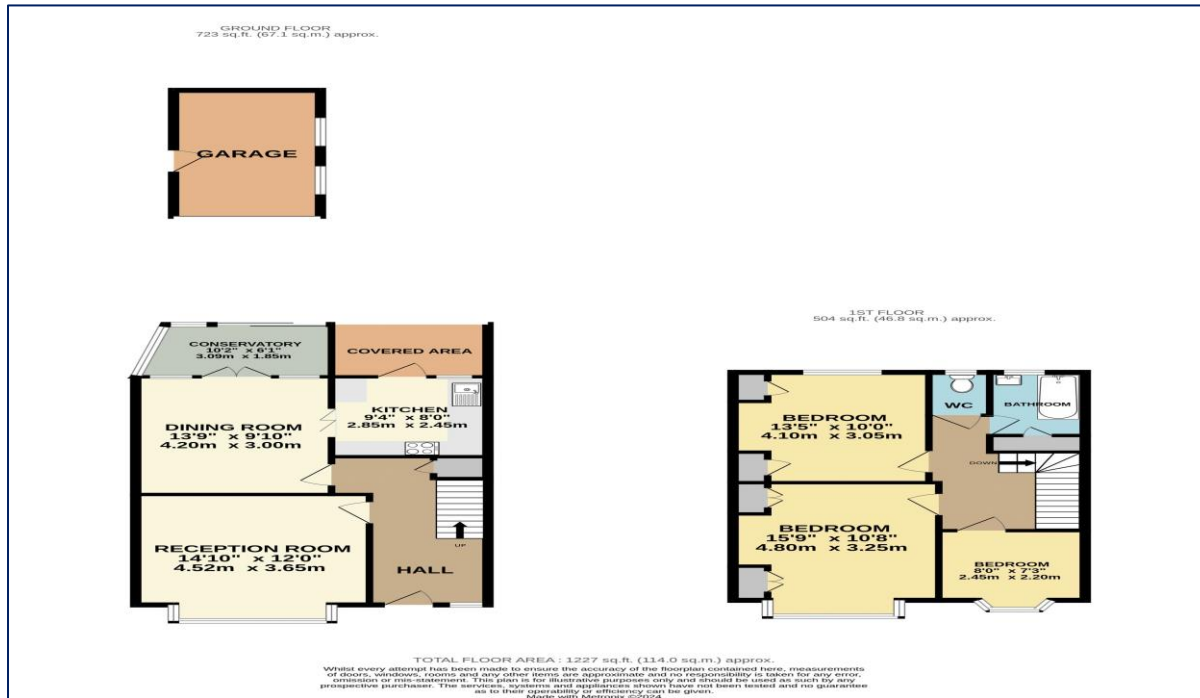
Bathroom

Rear aspect, storage cupboard

Outside

Detached garage





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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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