



Cromwells

Cranley Gardens, South Wallington, Surrey, SM6 9PR
Guide Price £775,000

A superb 3 bedroom Detached family home. Built in 1956, the property is both well presented and located in a popular residential road within easy reach of both Wallington Town Centre and Mainline Station, offering excellent services into London. There are also a good selection of reputable schools nearby, which include Wallington Girls. The property also offers scope for extension (STPP)



***Large South Facing Rear Garden *19'11"**
Triple Aspect Through Lounge
***Driveway & Attached Garage *13'6"**
Kitchen/Diner + Utility Area

Front door

Leading to:

Spacious Entrance Hall

Doors leading to:

Through Lounge - 19' 11" x 14' 2" (6.07m x 4.31m)

Triple aspect, doors leading to garden

Kitchen/Diner - 13' 6" x 13' 2" (4.11m x 4.01m)

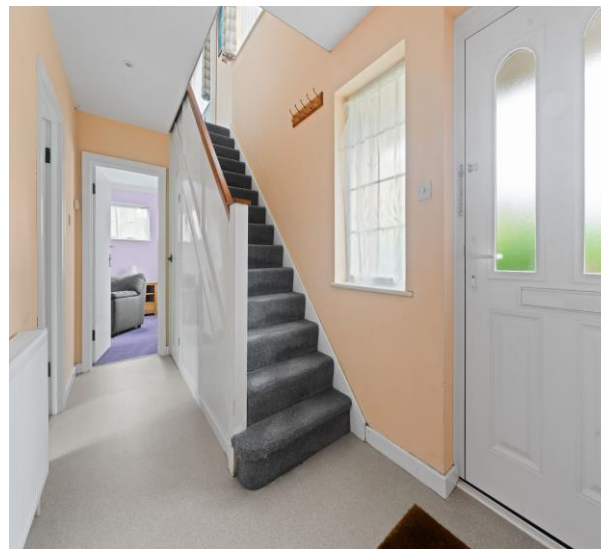
Rear aspect, door to garden, leading into utility area

Utility Area

Rear aspect and window to side

Stairs to first floor landing

Doors leading to:



Bedroom 1 - 13' 2" x 12' 8" (4.01m x 3.86m)

Rear aspect, fitted wardrobe cupboards

Bedroom 2 - 12' 1" x 10' 7" (3.68m x 3.22m)

Rear aspect

Bedroom 3 - 8' 7" x 6' 5" (2.61m x 1.95m)

Front aspect

Family bathroom

Front aspect

Separate WC

Side aspect

Outside

Large South Facing Rear Garden

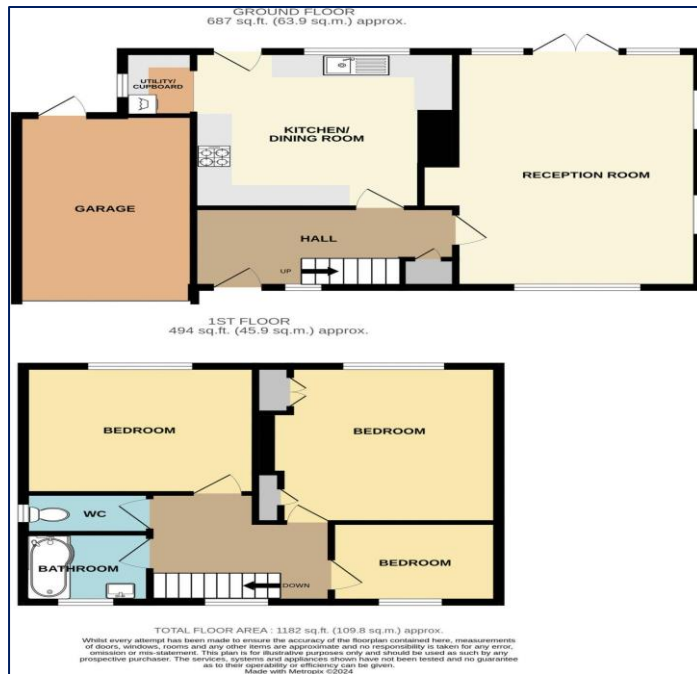
Side access

Attached Garage to side

Front and rear access

Driveway to front





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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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