



2 Furlong Close, Wallington, SM6 7HA



Guide price £510,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are delighted to offer this three bedroom semi detached family home. The property benefits from a spacious lounge/diner, a modern bathroom, a large rear garden, ample off street parking and excellent scope to extend s.t.p.p

The property is well placed for Mitcham Junction and Hackbridge stations, offering direct services to London Blackfriars and St Pancras. Families will appreciate the proximity to Ofsted-rated 'Good' schools, including Culvers House and Hackbridge Primary.

Accommodation

Sheltered entrance

Obscure double glazed composite front door to..

Entrance hall

Wood flooring, double panel radiator, large storage cupboards, wall mounted digital thermostat.

Lounge/diner

UPVC double glazed window to front aspect and patio doors to rear, wood flooring, two single panel radiators, coved ceiling.

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, space for cooker, space for tall standing fridge/freezer, space and plumbing for washing machine, cupboard housing "Worcester" boiler, UPVC double glazed window to rear aspect and door to side.

Downstairs WC





Consisting of low-level push button flush WC, wash hand basin with chrome mixer tap, single panel radiator, obscure glazed window to side aspect.

Stairs to 1st floor landing
UPVC double glazed window to side aspect.

Bedroom one
UPVC double glazed window to front aspect, single panel radiator, coved ceiling.

Bedroom two
UPVC double glazed window to rear aspect, single panel radiator, coved ceiling.

Bedroom three
UPVC double glazed window to side and rear aspects, coved ceiling, single panel radiator.

Bathroom
Modern three-piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, cupboard housing hot water tank, tiled flooring, part tiled walls, obscure UPVC double glazed windows to front and side aspects, extractor fan.



Rear garden
Large paved patio with decking section at side, mainly laid to lawn with mature shrubs bordering, log cabin with power and light, fence enclosed, outside tap, access to brick built storage area and carport.

Front
Block paved driveway providing off street parking for 3 - 4 vehicle vehicles.

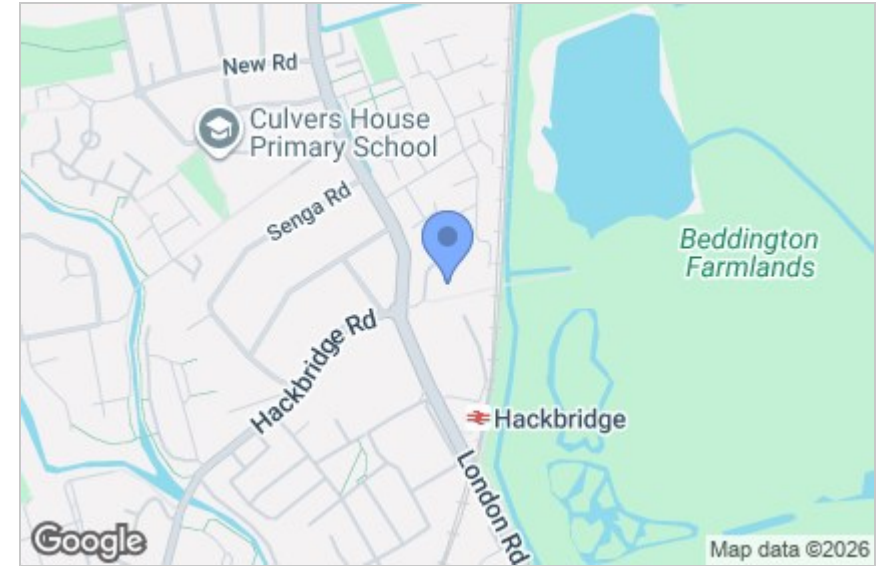
BUYER'S INFORMATION
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

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