

Cromwells

32 Hawthorn Road, Wallington

Wallington

In Excess of £700,000

32 Hawthorn Road

Wallington

Beautifully presented and charming 3 Bedroom, already spacious Semi Detached family home, also offering scope for extension (STPP). With large reception rooms, magnificent garden and lovely Bar/TV room. Conveniently situated along a highly sought after and desirable road on the south side of Wallington and with easy access for Wallington town centre and station, reputable schools and fantastic open spaces.

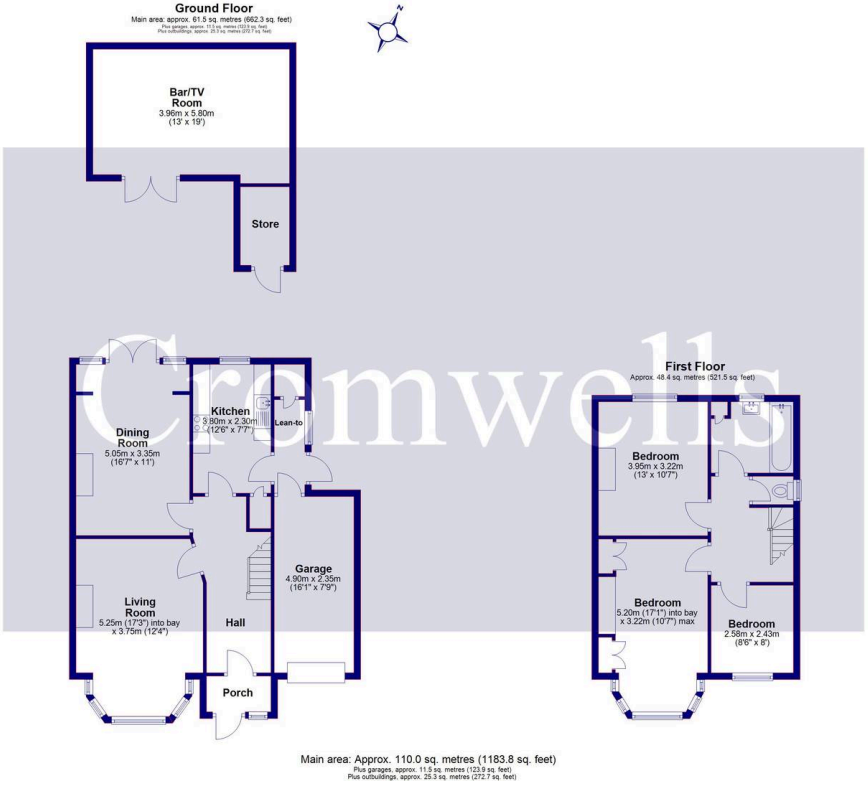
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- **3 Good size bedrooms & scope for extension (STPP)**
- **2 Very good size reception rooms**
- **Attached garage to side & driveway for off street parking**
- **Very large rear garden with Bar/TV Room**



Enclosed Entrance Porch
Inner door leading to:

Entrance Hall
Doors to:

Living Room
17' 3" x 12' 4" (5.26m x 3.76m)
Front aspect, bay window, fireplace

Dining Room
16' 7" x 11' 0" (5.06m x 3.35m)
Rear aspect, fireplace, doors out to garden

Kitchen
12' 6" x 7' 7" (3.81m x 2.31m)
Rear aspect, door to lean-to

Lean-to
Storage with door leading to rear of garage.
Door out to garden

Stairs to first floor landing
Doors to:







Bedroom 1
17' 1" x 10' 7" (5.21m x 3.23m)
Front aspect, bay window, fitted wardrobe cupboards

Bedroom 2
13' 0" x 10' 7" (3.96m x 3.23m)
Rear aspect, fireplace

Bedroom 3
8' 6" x 8' 0" (2.59m x 2.44m)
Front aspect

Family Bathroom
Rear aspect

Separate WC
Side aspect

Outside

Superb and large rear garden
Leading down to Bar/TV Room to rear

Bar/TV Room
13' 0" x 19' 0" (3.96m x 5.79m)
Doors leading from garden and with built in store room

Garage
16' 1" x 7' 9" (4.90m x 2.36m)
Attached to side

Driveway with off street parking to front









Cromwells Estate Agents

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