



Cranley Gardens, South Wallington, Surrey, SM6 9PR
Guide Price £350,000

A good size two bedroom ground floor maisonette with its own rear garden. Offered to the market in excellent decorative order, including a remodelled bathroom. The property is ideally located in a sought after South Wallington location, close to local schools, shops and excellent transport links.



***Spacious lounge *Off road parking
*South facing rear garden *No chain**

Entrance Hall

Storage, doors leading to:

Reception Room - 14' 6" x 10' 6"
(4.42m x 3.20m)

Door to Kitchen, doors to garden



Kitchen - 9' 9" x 8' 0" (2.97m x 2.44m)
Overlooking garden, door to garden.

Bedroom 1 - 13' 7" x 11' 9" (4.14m x 3.58m)

Front aspect, bay window, storage.

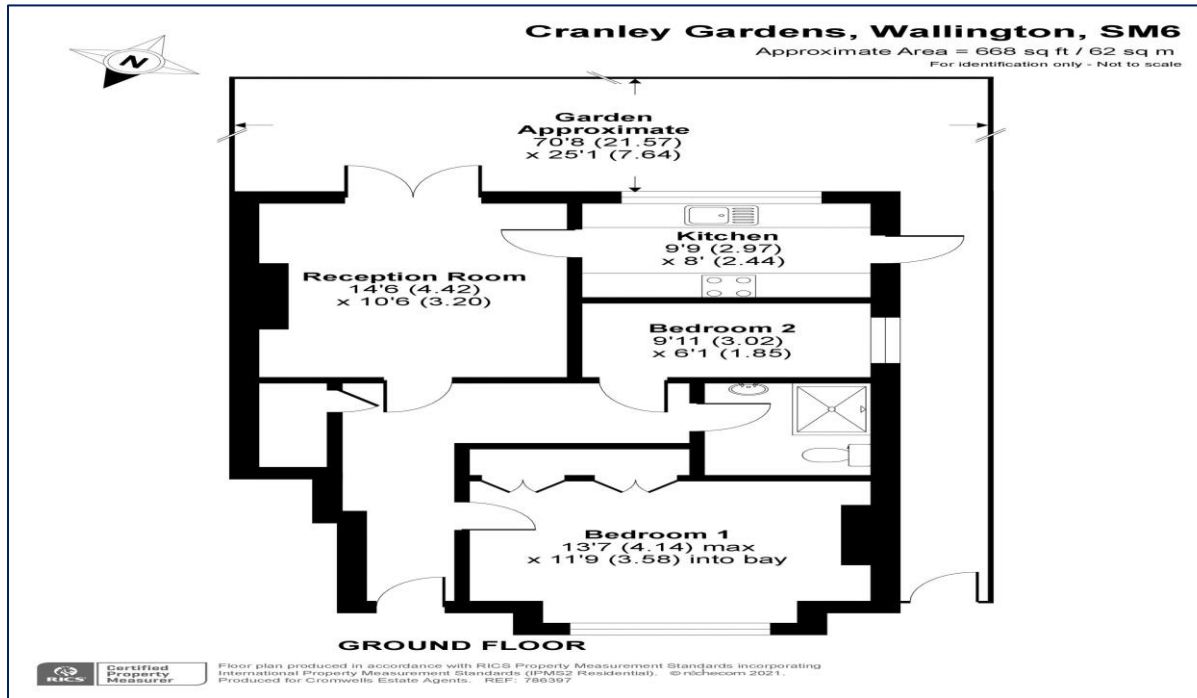
Bedroom 2 - 9' 11" x 6' 1" (3.02m x 1.85m)

Bathroom

Rear Garden - 70' 8" x 25' 1" (21.52m x 7.64m)

Side access





Council Tax - B
Local Authority: London Borough of Sutton
Tenure - Leasehold



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468

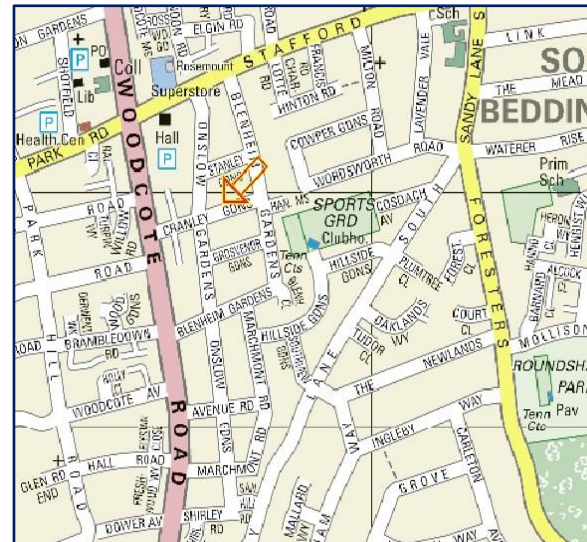


admin@cromwellscarshalton.com



www.cromwells.uk.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained