



17 Capel Avenue, Wallington, Surrey, SM6 8NF
Offers in Excess of £500,000

A spacious three bedroom end of terrace property with large detached double garage to the rear, the property is situated on the popular Chase estate, close to local schools, shops and transport links.



- *Three Good Size Bedrooms**
 - *Two Large Reception Rooms**
 - *Driveway for Off Road Parking *Popular Location**
-

Front Door Leading to:

Entrance Hall

Double glazed window, radiator, under stairs storage cupboards.

Lounge - 15' 3" into bay x 13' 0" max (4.87m x 3.93m)

Double glazed windows, fireplace, radiator, oak flooring.

Dining Room - 13' 0" min x 11' 0" max (4.04m x 3.35m)

Double glazed patio doors to rear garden, radiator.

Kitchen - 9' 0" min x 7' 10" (2.92m x 2.41m)

Sink unit with cupboards and drawers below, work surface with cupboards and drawers below, matching eye level cupboards, plumbing for washing machine, wall mounted boiler, double glazed windows and door to rear garden.

Stairs to First Floor Landing

Access to loft space.

**Bedroom One - 15' 11" into bay x 11' 10" max
(4.90m x 3.60m)**

Double glazed windows, radiator.

Bedroom Two - 13' 1" x 10' 6" (4.16m x 3.20m)

Double glazed windows, radiator.

**Bedroom Three - 8' 2" to bay x 7' 2" (2.49m x
2.18m)**

Double glazed windows, radiator.

Bathroom

Panel enclosed bath, wash hand basin, double glazed window.

Separate WC

Low level WC, double glazed windows.

Outside

Rear garden mainly paved with side access.

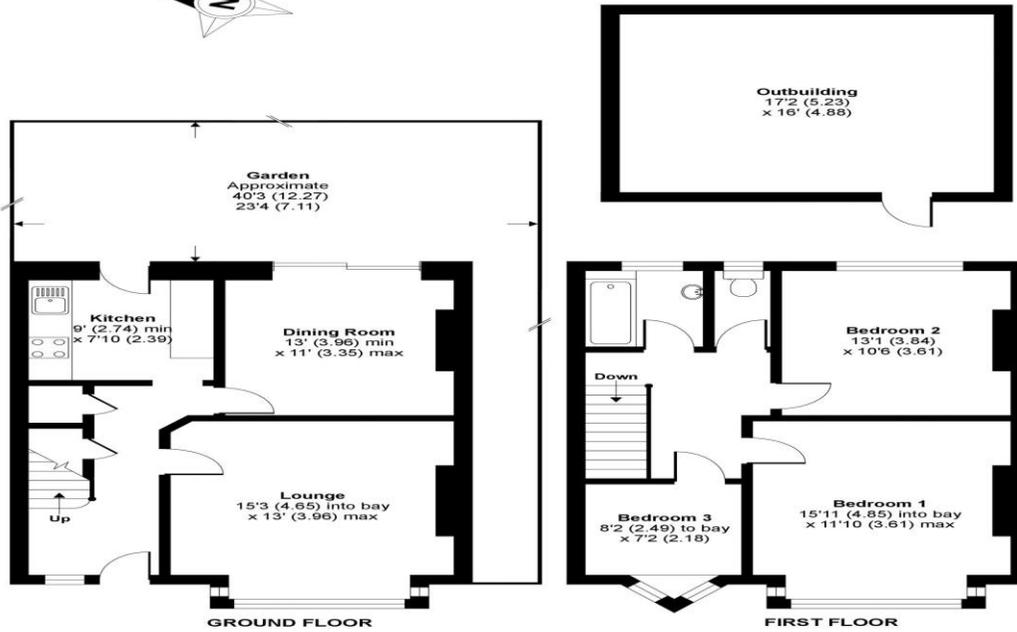
Large Detached Garage to Rear

Driveway for Off Road Parking



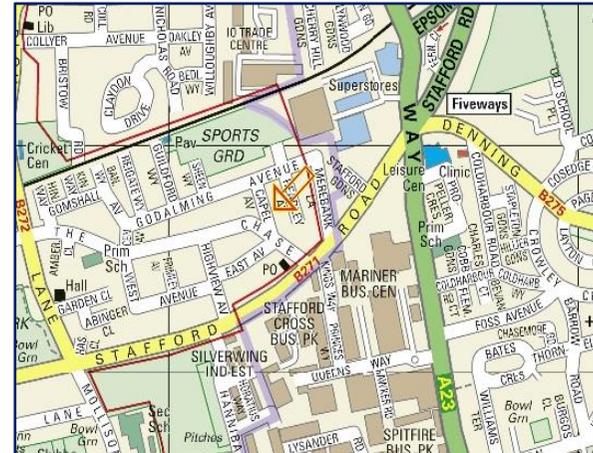
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Approximate Area = 1089 sq ft / 101.1 sq m
 Outbuilding = 274 sq ft / 25.5 sq m
 Total = 1363 sq ft / 126.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cromwells Estate Agents. REF: 706108

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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



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