



**Rheingold Way, South Wallington, Surrey, SM6 9NA**  
**Guide Price £415,000**

**A modern three bedroom Semi Detached family home, situated in a quiet Cul de Sac location which is close to both Wallington and Purley town centres as well as local schools and transport links.**



**\*Spacious Lounge \*Upstairs Bathroom  
\*Driveway for Off Road Parking for at least 3 Cars  
\*No Chain**

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### **Entrance Porch**

Door to:

**Lounge - 13' 10" x 13' 3" (4.21m x 4.04m)**

Stairs to first floor landing.

**Dining Room - 10' 7" x 7' 4" (3.22m x 2.23m)**

Doors to garden.

**Kitchen - 10' 6" x 6' 3" (3.20m x 1.90m)**

Rear Aspect.

**Bedroom One - 13' 10" x 9' 0" (4.21m x 2.74m)**

Front aspect.

**Bedroom Two - 9' 6" x 6' 7" (2.89m x 2.01m)**

Rear aspect.



**Bedroom Three - 7' 0" x 6' 8" (2.13m x 2.03m)**

Rear aspect.

**Family Bathroom**

Side Aspect.

**Rear Garden - 46' 0" x 23' 4" (14.01m x 7.11m)**

With side access

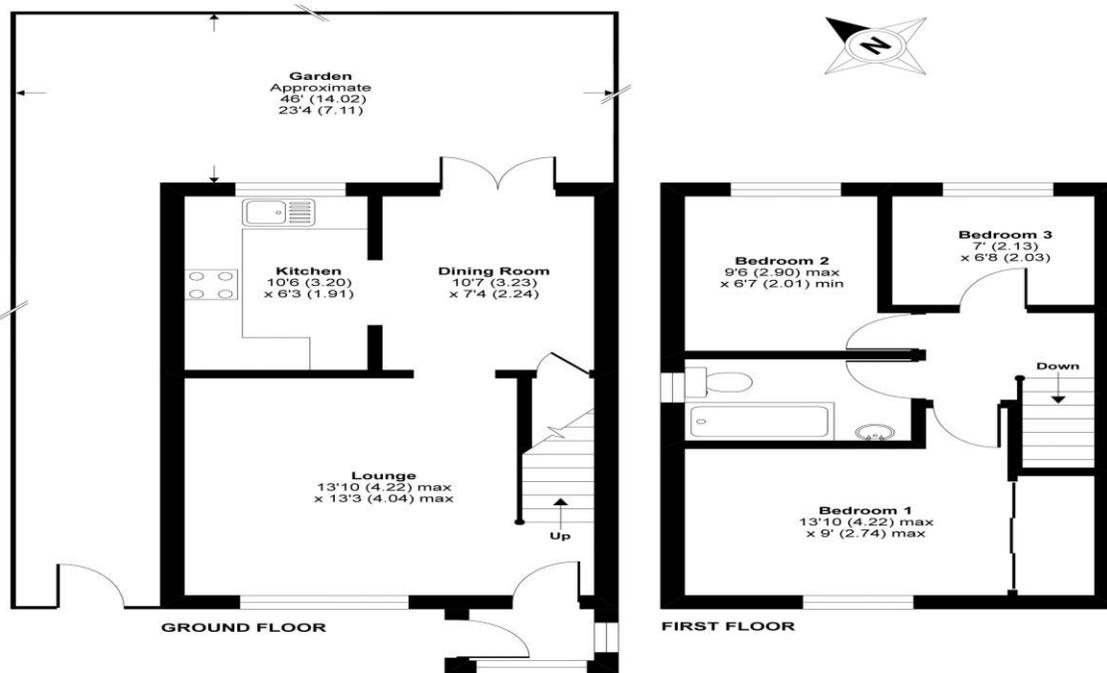
**To Front**

Driveway for off road parking for at least 3 cars.



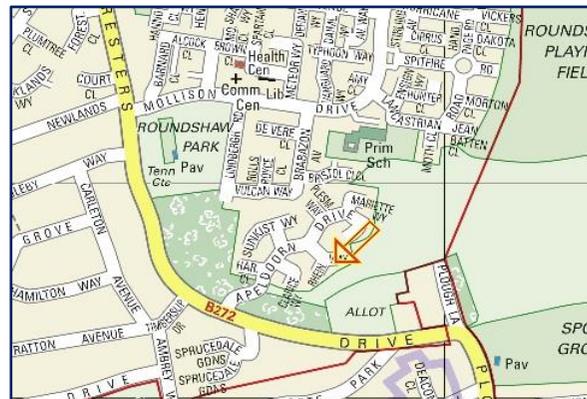
## Rheingold Way, Wallington, SM6

Approximate Area = 711 sq ft / 66 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: 690072

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	58   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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