

**26 Bute Gardens, Wallington, Surrey, SM6 8SS**  
**Guide Price £535,000**

**An attractive and spacious three bedroom semi detached family home, offering good size accommodation, including two reception rooms and three good size bedrooms, the property offers excellent potential for extension (STPP) and is situated in a sought after location, within easy reach of Wallington high street and station, as well as an array of local schools.**





**\*South Facing Rear Garden**  
**\*Driveway for Off Road Parking**  
**\*Excellent Potential \*Convenient Location**

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**Enclosed Entrance Porch**

**Front Door to:**

**Entrance Hall**

**Reception Room - 15' 5" into bay x 12' 8" max  
 (4.70m x 3.86m)**

**Dining Room - 13' 8" x 10' 6" (4.16m x 3.20m)**

**Kitchen - 9' 7" x 7' 10" (2.92m x 2.39m)**

**Stairs to First Floor Landing**

**Bedroom One - 14' 6" into bay x 11' 5" max (4.42m x 3.48m)**

**Bedroom Two - 13' 9" x 9' 3" (4.19m x 2.82m)**

**Bedroom Three - 9' 9" x 9' 3" (2.97m x 2.82m)**

**Family Bathroom**

**Outside**

Rear garden extending to approx. 85ft, outside WC.

**To Front:**

**Driveway for Off Road Parking**







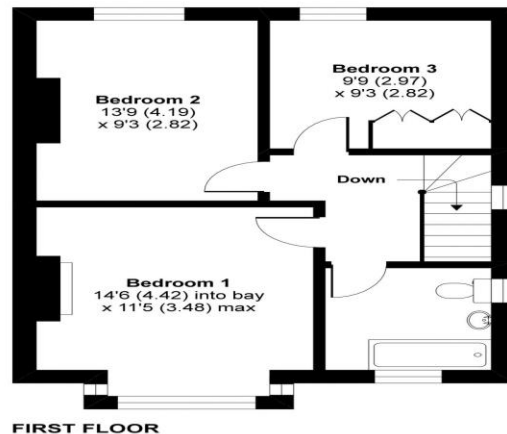
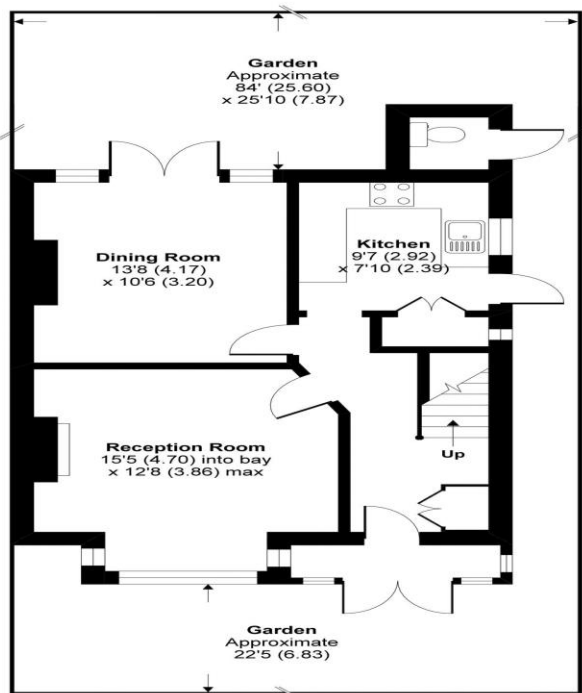
## Bute Gardens, Wallington, SM6

Approximate Area = 1061 sq ft / 98.6 sq m

Outbuilding = 13 sq ft / 1.2 sq m

Total = 1074 sq ft / 99.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Cromwells Estate Agents. REF: 671835.

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

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