

Cromwells



26 Egmont Road, South Sutton, Surrey, SM2 5JN
Guide Price £900,000

A rare opportunity to acquire this impressive and substantial five bedroom period semi detached property, with south facing rear garden, providing extensive accommodation over three floors. The property offers a wealth of original features and is situated in a sought after location, close to local schools and Sutton train station.



***Five Bedrooms *Three Reception Rooms
*Luxury Kitchen
*Two Bathrooms**

Partly Glazed Front Door to:

Spacious Entrance Hall

Parquet flooring, radiator, stained glass window, door to:
Cellar

With power and light.

Lounge - 17' 8" x 16' 7" (5.38m x 5.05m)

Original bay windows, stunning cast iron fireplace, original coved ceiling, radiator.

Dining Room - 19' 5" x 13' 8" (5.91m x 4.16m)

Double glazed patio doors to rear garden, stunning feature fireplace, original dressers, original coved ceiling.

Luxury Kitchen - 17' 2" x 8' 0" (5.23m x 2.44m)

Inset sink unit with cupboards below, work surface with cupboards and drawers below, matching eye level cupboards, plumbing for dishwasher, space for range cooker and American style fridge/freezer, extractor hood, double glazed windows, door to rear, door to:

Downstairs Cloakroom

Low level WC, wash hand basin, casement windows, radiator, built in cupboard.

Study - 11' 4" x 10' 7" (3.45m x 3.22m)

Sash windows, radiator, cupboard housing boiler.

Stairs to First Floor Landing

Double glazed window to side, radiator.

Bedroom One - 17' 6" x 14' 0" plus wardrobe depth (5.33m x 4.26m)

Original bay windows, radiator, built in wardrobe cupboards.

Bedroom Two - 15' 10" x 12' 6" (4.82m x 3.81m)

Double glazed windows, built in wardrobe cupboards, radiator.

Bedroom Three - 12' 0" x 11' 0" (3.65m x 3.35m)

Double glazed windows, radiator, airing cupboard housing hot water tank, built in storage cupboard.

Bathroom -

Panel enclosed bath, pedestal wash hand basin, double glazed window, towel radiator.

Stairs to Mezzanine Level

Separate WC

With low level WC, double glazed window.

Stairs to Second Floor Landing

Double glazed window to side, eaves storage cupboards.

Bedroom Four - 13' 8" x 13' 6" (4.16m x 4.11m)

Double glazed window, radiator.

Bedroom Five - 13' 4" x 10' 10" (4.06m x 3.30m)

Double glazed windows, radiator, built in cupboards.

Luxury Bathroom

Tiled enclosed bath, fully tiled shower cubicle with wall mounted shower unit, wash hand basin, chrome towel rail, radiator, Velux window.

Outside

South facing rear garden extending to approx. 80ft with paved patio area, large lawn area with flower borders and beds, mature trees and shrubs, garden shed.

Detached Garage

With power and light.

Driveway for Off Road Parking

Driveway for Off Road Parking





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



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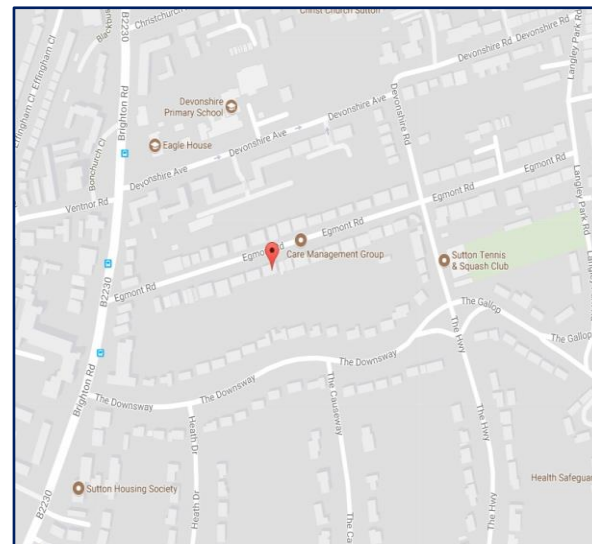


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www.cromwells.uk.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	29	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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