

Cromwells



**106 Banstead Road South, South Sutton, Surrey, SM2 5LH**  
**Guide Price £799,950**

**A beautifully presented and attractive four bedroom detached property, generous sized reception rooms and three bathrooms, situated in a convenient and sought after location. The property offers a large south westerly rear garden and provides excellent potential to create a sought after family home.**



**\*Generous Reception Rooms \*Contemporary  
Kitchen/Breakfast Room  
\*In and Out Driveway \*Utility Room**

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**Partly Glazed Front Door To:**

**Spacious Entrance Hall**

Parquet flooring, radiator, under stairs storage cupboard, door to:

**Downstairs Cloakroom**

Low level WC, wash hand basin, casement window, parquet flooring.

**Lounge - 18' 2" x 11' 11" (5.53m x 3.63m)**

Double aspect, leaded light windows to front, stone built fireplace, radiators, double glazed patio doors to rear garden.

**Dining Room - 15' 7" x 13' 0" (4.75m x 3.96m)**

Leaded light bay window, radiators, feature fireplace.

**Contemporary L-Shaped Kitchen/Breakfast Room - 17' 1" x 11' 8" (5.20m x 3.55m)**

Sink unit with cupboards below, work surface with cupboards and drawers below, space for electric oven, matching eye level cupboards, integrated fridge, plumbing for dishwasher, dual aspect windows, radiator, double glazed patio doors to rear garden.

**Utility Room - 11' 0" x 8' 1" (3.35m x 2.46m)**

Fixed shelves, plumbing for washing machine, wall mounted boiler, door to storage area.

### Stairs to First Floor Landing

Original stained glass feature window to rear, radiator, access to loft space.

### Bedroom One - 15' 5" x 13' 5" plus wardrobe depth (4.70m x 4.09m)

Leaded light bay window to front aspect, range of fitted wardrobes cupboards, radiator, doors to:

### En-suite Shower Room

Fully tiled shower cubicle with wall mounted shower unit, low level WC, pedestal wash hand basin.

### Bedroom Two - 12' 0" x 12' 0" (3.65m x 3.65m)

Leaded light windows, radiator.

### Bedroom Three - 14' 10" into recess x 7' 11" (4.52m x 2.41m)

Double glazed windows, radiator, doors to:

### En-suite Shower Room

Fully tiled shower cubicle with wall mounted shower unit, pedestal wash hand basin, low level WC, double glazed window.

### Bedroom Four - 11' 10" x 9' 6" (3.60m x 2.89m)

Double glazed window, radiator, broadband point.

### Bathroom

Panel enclosed bath, wash hand basin, low level WC, double glazed windows, radiator.

### Outside

Superb south westerly facing rear garden extending to approx. 110ft x 50ft with paved areas, level lawn with flower borders and beds, mature trees and shrubs, outside tap, side access.

### In and Out Driveway

### Garage

Converted to store and utility room.





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



**95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**



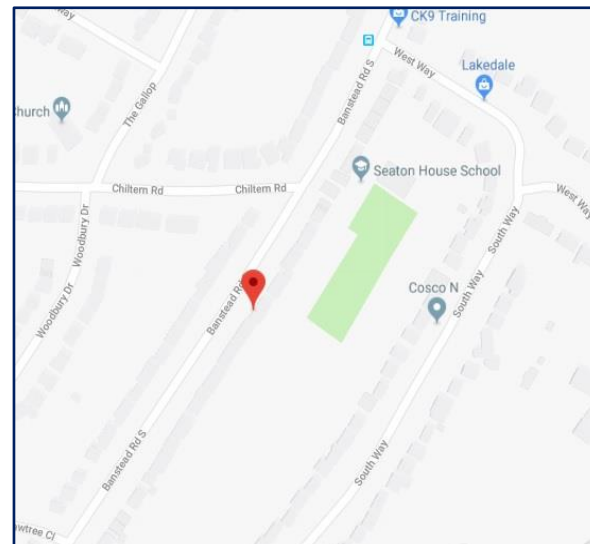
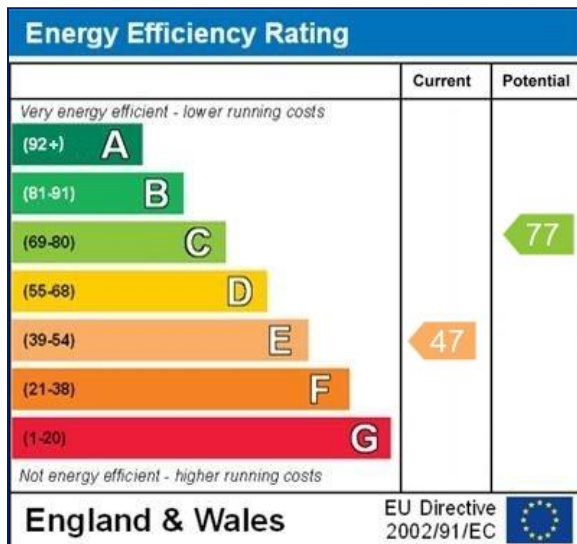
**020 8642 5468**



**cromwellscb@btconnect.com**



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