



**Croft Road, Sutton, Surrey, SM1 4NE**  
**O.I.R.O £750,000**

**A deceptively spacious extended four/five bedroom chalet bungalow, providing generous accommodation, including three/four reception rooms, two bathrooms and a south facing rear garden. The property is in need of considerable modernisation and decoration and is priced accordingly. It is ideally located in a sought after location, close to both Sutton and Carshalton train stations, as well as an array of well performing local schools.**



**\*21ft living room \*Detached double garage  
\*Excellent location \*No chain**

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**Storm porch**

Front door leading to:

**Entrance Hall**

Doors leading to:

**Bedroom 4 - 12' 8" x 10' 0" (3.86m x 3.05m)**

Front aspect

**Bedroom 3 - 13' 4" x 12' 8" (4.06m x 3.86m)**

Front aspect, built in storage cupboards

**Living Room - 21' 5" x 12' 2" (6.52m x 3.71m)**

Super large living room, fireplace, sliding door into the garden, opening through to dining room, door to Study

**Dining Room - 11' 7" x 11' 0" (3.53m x 3.35m)**

Door leading into the kitchen, open through to living room

**Kitchen - 10' 2" x 8' 2" (3.10m x 2.49m)**

Door leading from dining room and door leading to breakfast room

**Breakfast room - 14' 6" x 10' 3" (4.42m x 3.12m)**

Side and rear aspect, doors to garden

**Study - 11' 9" x 9' 0" (3.58m x 2.74m)**

Leading from living room, Side aspect, storage cupboard

**Shower Room - 10' 1" x 8' 0" (3.07m x 2.44m)**

Rear aspect, storage cupboard

**First Floor Landing**

Storage and doors leading to:

**Bedroom 1 - 13' 1" x 10' 7" (3.98m x 3.22m)**

Rear aspect, substantial eaves storage, sliding door out onto the balcony, overlooking garden

**Bedroom 2 - 10' 7" x 10' 4" (3.22m x 3.15m)**

Rear aspect, substantial eaves storage, sliding door onto the balcony, overlooking rear garden

**Bedroom 5 - 10' 6" x 7' 6" (3.20m x 2.28m)**

**Bathroom - 8' 2" x 7' 10" (2.49m x 2.39m)**

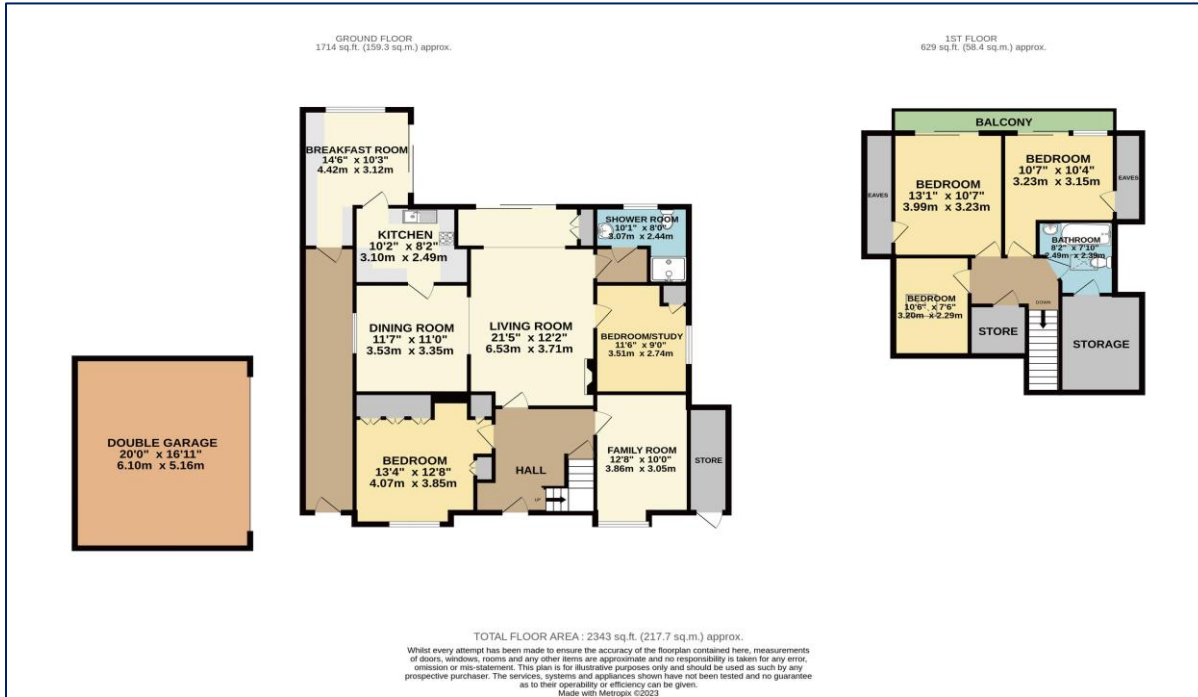
Substantial eaves storage

**Outside**

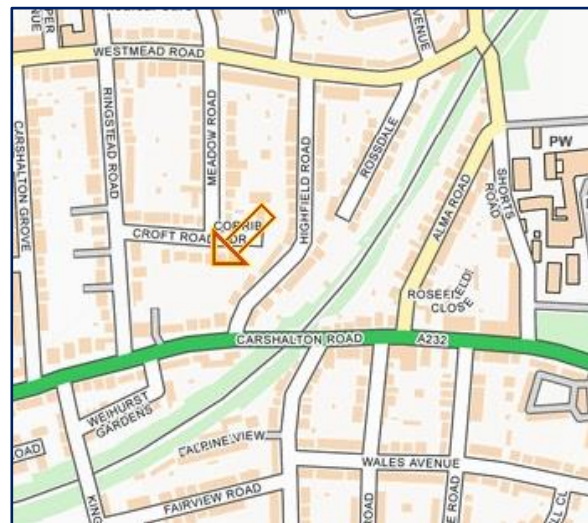
**Detached double garage - 20' 0" x 16' 11" (6.09m x 5.15m)**

**Rear Garden**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	42 E	
21-38	F		
1-20	G		



## Council Tax - E

### Local Authority: London Borough of Sutton

### Tenure - Freehold



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