



Cromwells

Poulton Avenue, Sutton, Surrey, SM1 3PY
Guide Price £500,000

Offered with NO CHAIN. A well maintained 3 Bedroom Semi Detached family home with excellent extension potential (STPP) situated in a popular residential road within proximity to the highly coveted Poets Estate. Ideally located just 0.5miles from Sutton Mainline Station and Town Centre. Carshalton Station is within walking distance with excellent services into London. Also local shops and amenities, as well as a number of well performing schools are also in abundance.



***Driveway for off road parking *Large Rear Garden**

***NO CHAIN *Extension potential (STPP)**

Storm Porch

Front door to:

Entrance Hall

Doors leading to:

Living Room - 13' 1" x 11' 2" (3.98m x 3.40m)

Front aspect

Dining Room - 10' 10" x 9' 6" (3.30m x 2.89m)

Rear aspect. Doors out to garden.

Kitchen - 7' 3" x 6' 9" (2.21m x 2.06m)

Rear aspect, door to garden

Stairs to first floor landing

Doors to:

Bedroom 1 - 13' 9" x 9' 8" (4.19m x 2.94m)

Front aspect, bay window, fitted wardrobe cupboards

Bedroom 2 - 9' 10" x 9' 8" (2.99m x 2.94m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3 - 8' 8" x 7' 1" (2.64m x 2.16m)

Front aspect

Bathroom - 7' 1" x 4' 11" (2.16m x 1.50m)

Rear aspect

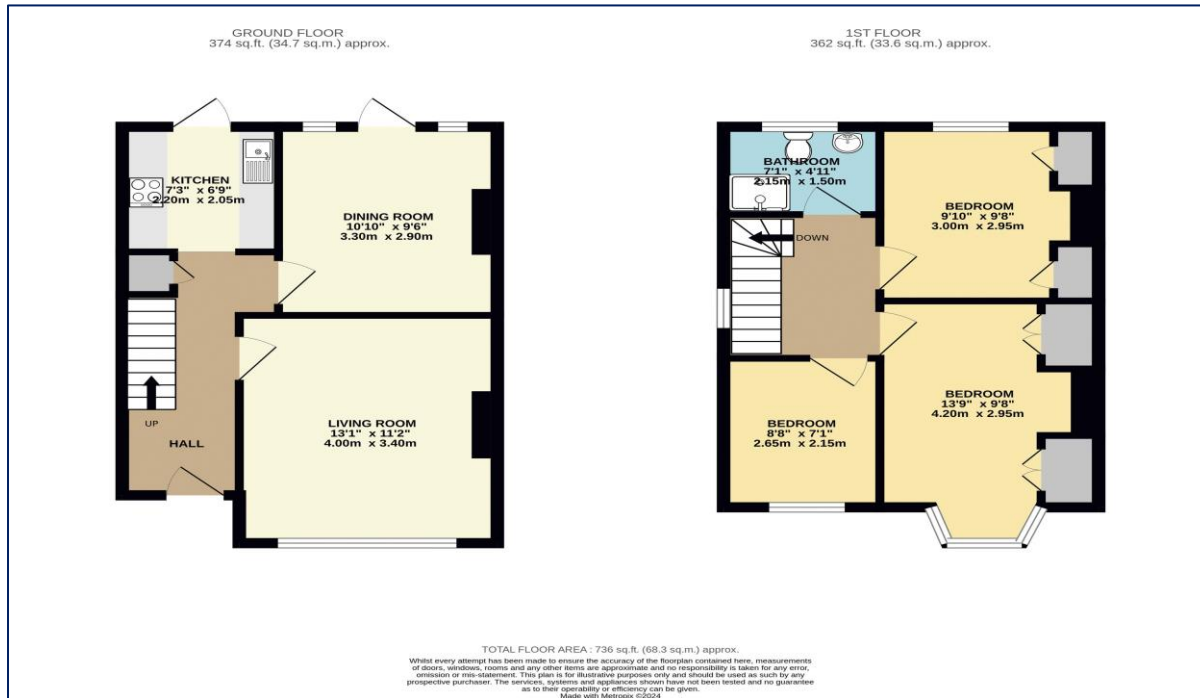
Outside

Large Rear Garden

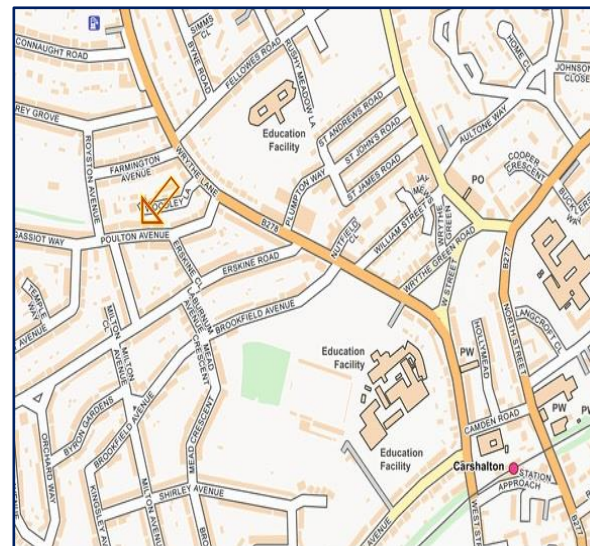
Side access

Driveway to front for off street parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 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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