



Cromwells

**Willis Avenue, Sutton, Surrey, SM2 5HS**  
**Offers in Excess of £1,000,000**

**An immaculately presented four bedroom detached property, having been completely refurbished to a very high standard by the present owner. The property is ideally positioned on a wide plot in a highly sought after road, close to local schools, shops and transport links.**



- \*Completely new roof**
  - \*New kitchen with underfloor heating**
  - \*New Bathroom & completely refurbished throughout**
  - \*Sought after road**
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### **Entrance Porch**

### **Entrance Hall**

Under stairs storage. Leading to:

### **Reception Room - 16' 8" x 14' 1" (5.08m x 4.29m)**

Beautiful bay window with shutters, front aspect, wooden floors

### **Dining Room - 20' 7" x 11' 11" (6.27m x 3.63m)**

Fireplace, wooden floors

### **Kitchen with underfloor heating - 20' 8" x 8' 2" (6.29m x 2.49m)**

Side and rear aspect, overlooking the garden, fitted kitchen with selection of cupboards

### **Sun Room - 12' 5" x 5' 10" (3.78m x 1.78m)**

Rear aspect, double door opening into the garden

### **Downstairs WC**

**Bedroom 1 - 15' 0" x 12' 11" (4.57m x 3.93m)**

Front aspect, built in wardrobes, en-suite shower room with a walk-in shower

**Bedroom 2 - 15' 8" x 12' 0" (4.77m x 3.65m)**

F=Rear aspect, built in wardrobes

**Bedroom 3 - 10' 10" x 8' 4" (3.30m x 2.54m)**

Rear aspect, built in wardrobe

**Bedroom 4 - 13' 11" x 7' 7" (4.24m x 2.31m)**

Front aspect

**Bathroom - 8' 3" x 4' 11" (2.51m x 1.50m)**

Rear aspect, free-standing bath

**Outside**

**Garage - 19' 2" x 10' 1" (5.84m x 3.07m)**

**Garden**

Paved area for the table and chairs, steps down leading onto the lawn area.





**Council Tax - G**  
**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	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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