

Cromwells



Bawtree Close, Sutton, Surrey, SM2 5LQ
Guide Price £550,000

OFFERED WITH NO ONWARD CHAIN. This ideal family home is well positioned between Sutton Town Centre, Cheam Village, and Carshalton Beeches, with its array of shops, restaurants and local parks. Several well regarded schools are close by. Sutton and Carshalton Beeches mainline stations with excellent links into London are within walking distance.



***3/4 Bedrooms *Two Bathrooms
*Quiet Cul-de-Sac location & Off Street
Parking
*NO CHAIN**

Entrance Hall

Doors leading to:

Dining Room - 10' 4" x 8' 2" (3.15m x 2.49m)

Open through to living room. Doors to kitchen

Kitchen - 10' 4" x 7' 3" (3.15m x 2.21m)

Front aspect, bay window

Living Room - 16' 7" x 13' 11" (5.05m x 4.24m)

Rear aspect, doors leading to conservatory

Conservatory - 14' 5" x 8' 6" (4.39m x 2.59m)

Rear aspect, doors leading out to rear garden

Bedroom 4 (Ground Floor) - 16' 1" x 7' 7" (4.90m x 2.31m)

Front aspect, doors leading to en-suite shower room

Stairs to first floor landing

Storage cupboard. Doors to:

Bedroom 1 - 17' 9" x 8' 4" (5.41m x 2.54m)

Front aspect, built in wardrobe cupboards and storage

Bedroom 2 - 14' 3" x 9' 0" (4.34m x 2.74m)

Rear aspect, built in wardrobe cupboards

Bedroom 3 - 11' 2" x 7' 3" (3.40m x 2.21m)

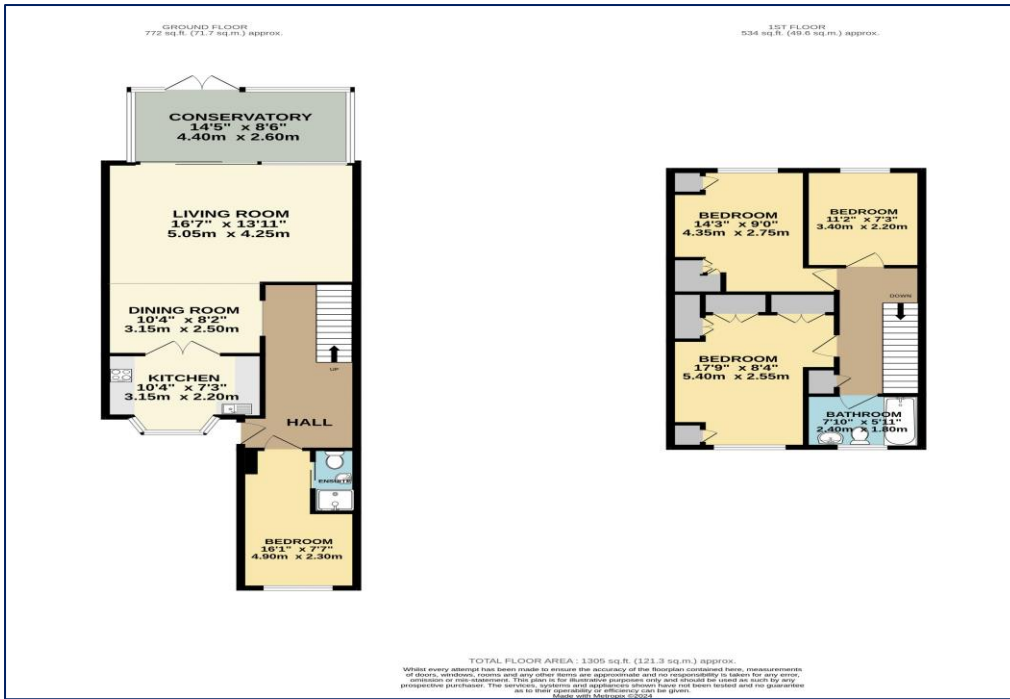
Rear aspect

Family Bathroom - 7' 10" x 5' 11" (2.39m x 1.80m)

Front aspect

Rear Garden





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



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Carshalton
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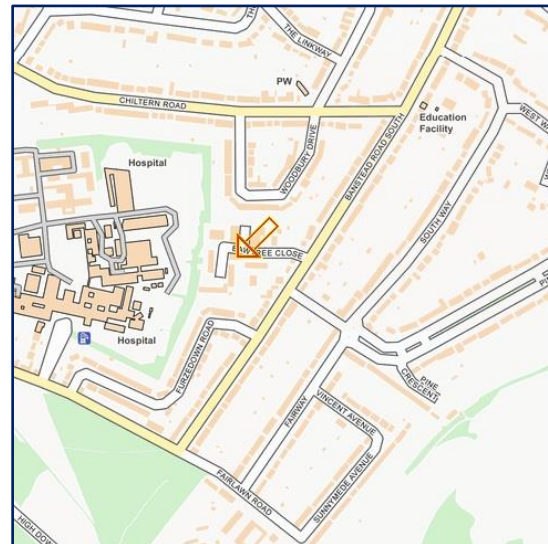


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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