



Cromwells

**53 The Ridgway, Sutton, Surrey, SM2 5JX**  
**Guide Price £950,000**

**A deceptively spacious, extended detached three good size bedroom property, offered to the market in excellent decorative condition throughout. The property benefits from a large rear garden and further scope for extension (stpp). The property is situated in a highly sought after location, close to Sutton main railway station with its links into Central London. Close by are several well-regarded schools, with a high street nearby offering an array of shops restaurants bars and amenities.**



**\*Large Detached House \*Spacious Family Room  
\*Living Room \*Three spacious bedrooms**

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**Reception - 17' 0" x 12' 11" (5.18m x 3.93m)**  
Double aspect with Fireplace, bay window at front and doors to garden at rear,

**Dining Room - 11' 11" x 11' 0" (3.63m x 3.35m)**  
Front Aspect

**Kitchen - 11' 11" x 8' 11" (3.63m x 2.72m)**  
Rear aspect with door to garden

**Family Garden Room - 14' 6" x 11' 0" (4.42m x 3.35m)**  
Rear Access, Fireplace, Patio Doors to rear garden

**Utility room - 10' 0" x 6' 7" (3.05m x 2.01m)**  
Rear aspect with garden access

**Ground Floor WC -**  
Side aspect

**Stairs to first floor landing -**  
doors to:

**Bedroom 1 - 16' 11" x 12' 11" (5.15m x 3.93m)**

Front aspect fitted wardrobes

**Bedroom 2 - 12' 0" x 11' 0" (3.65m x 3.35m)**

Front aspect

**Bedroom 3 - 8' 11" x 8' 11" (2.72m x 2.72m)**

Rear aspect

**En-suite - 7' 10" x 4' 9" (2.39m x 1.45m)**

Rear aspect with shower cubicle

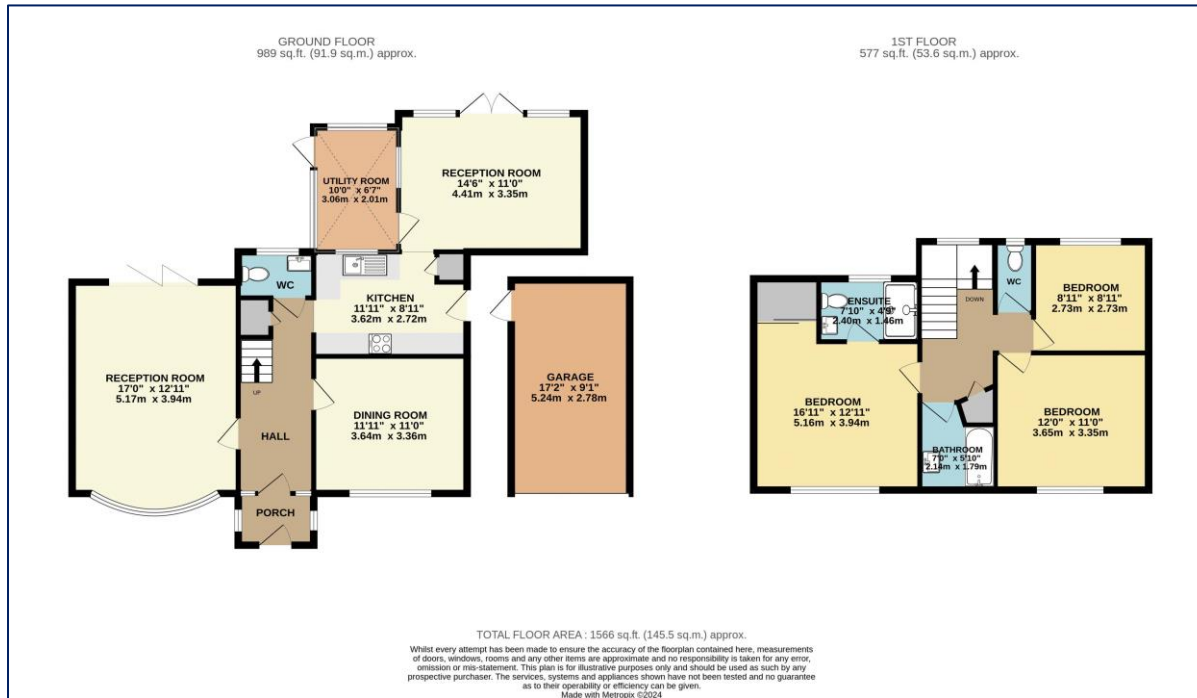
**Bathroom - 7' 0" x 5' 10" (2.13m x 1.78m)**

Front aspect with Bath

**Outside -**

Large rear garden with patio area and shrub borders, garage to the side with off street parking





## Council Tax - F

### Local Authority: London Borough of Sutton Tenure - Freehold



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



**020 8 642 5468**

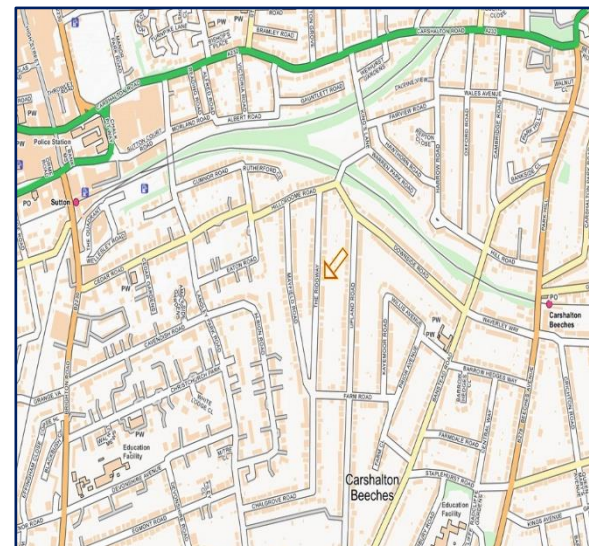


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**[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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