



Cromwells

Farm Close, South Sutton, Surrey, SM2 5HZ
O.I.E.O. £800,000

With fantastic kerb appeal, this pretty and spacious 4 bedroom Semi Detached family home offered with NO Chain and fantastic extension potential. Located on the borders of both South Sutton & Carshalton Beeches. Offers superb views over London and local schools in the area consist of Barrow Hedges Primary School, Seaton House School, Harris Academy Sutton, Oaks Park High School to name a few and with Carshalton Beeches station just 0.6 miles away & Sutton rail station and town centre with its host of amenities just 1.1 miles away.



***NO CHAIN & Great extension potential**
***2 Large Reception Rooms, Utility Room & Ground Floor WC**
***4 Bedrooms (3 great size doubles)**
***Large pretty rear garden, attached garage & driveway**

Entrance Hall

Doors leading to:

Living Room - 16' 9" x 12' 4" (5.10m x 3.76m)

Front aspect, square bay window, fireplace

Dining Room - 15' 1" x 11' 4" (4.59m x 3.45m)

Rear aspect, double doors out to garden

Kitchen - 12' 0" x 8' 8" (3.65m x 2.64m)

Rear aspect, leading to utility room

Utility Room

Door to ground floor WC. Door out to garden

Ground Floor WC

Stairs to First Floor Landing

Doors to:

Bedroom 1 - 17' 3" x 11' 10" (5.25m x 3.60m)

Front aspect with superb views over London. Square bay window, fitted wardrobe cupboards.

Bedroom 2 - 15' 3" x 11' 10" (4.64m x 3.60m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3 - 9' 2" x 7' 5" (2.79m x 2.26m)

Front aspect

Family Bathroom - 9' 0" x 7' 5" (2.74m x 2.26m)

Rear aspect

Separate WC

Stairs to 2nd Floor Landing

Doors to:

Large Eaves Storage

Bedroom 4 - 17' 9" x 14' 11" (5.41m x 4.54m)

Rear aspect view, fitted wardrobe cupboards

Outside

Attached side garage

Front and rear access

Superb, Pretty Large Rear Garden

Driveway to front for off street parking





Council Tax - E

Local Authority: London Borough of Sutton

Tenure - Freehold



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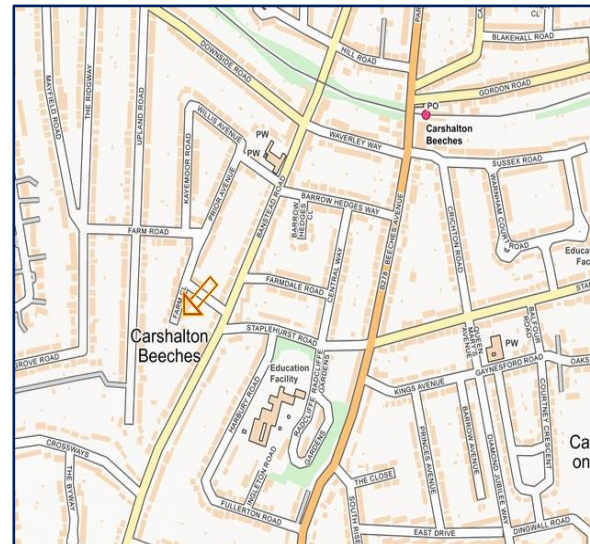


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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