



Cromwells

Wendling Road, Sutton, Surrey, SM1 3NE
Guide Price £469,950

A spacious 3 bedroom End of Terrace family home with excellent extension potential. Located mid-way between Sutton town centre and Carshalton village and within walking distance of St Helier hospital, local shops and bus routes, as well as high performing Schools. Sutton Common and Carshalton train stations are both within a mile and providing excellent access into London.



***3 Bedrooms**
***18ft Kitchen/Dining Room *Upstairs family bathroom & Ground floor WC**
***Extension Potential & Off Street Parking**

Entrance Hall

Doors leading to:

Living Room - 13' 1" x 11' 10" (3.98m x 3.60m)

Front aspect, bay window, fire place

Ground floor WC

Kitchen/Dining Room - 18' 1" x 7' 5" (5.51m x 2.26m)

Rear aspect, doors out to garden



Stairs to first floor landing

Bedroom 1 - 10' 8" x 9' 4" (3.25m x 2.84m)

Rear aspect

Bedroom 2 - 9' 10" x 9' 2" (2.99m x 2.79m)

Front aspect

Bedroom 3 - 8' 6" x 7' 7" (2.59m x 2.31m)

Rear aspect

Family Bathroom - 9' 2" x 7' 10" (2.79m x 2.39m)

Side aspect

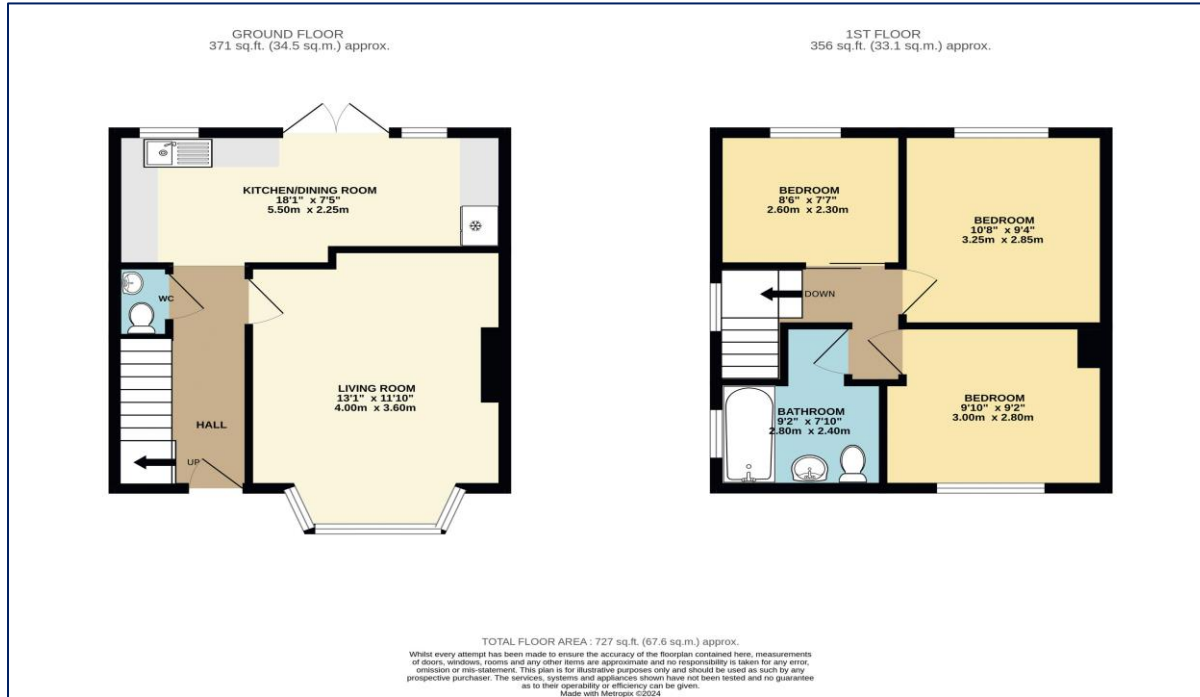
Outside

Good size rear garden

Side access

Off Street Parking to Front





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



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Carshalton
Surrey
SM5 3NP



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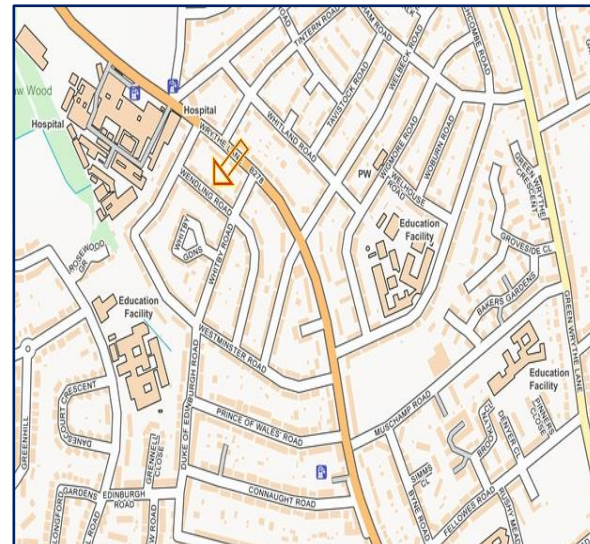


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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