



Cromwells

Wending Road, Sutton, Surrey, SM1 3NE
Guide Price £450,000

**A very well presented and spacious three bedroom terraced property, offering excellent potential for extension (STPP).
The property is ideally located close to St Helier hospital, as well as local shops, transport links and an array of well performing schools.**



***Three bedrooms *West facing rera garden
*No chain *Excellent location**

Entrance Hall

Under stairs storage

**Reception Room - 13' 5" x 11' 9"
(4.09m x 3.58m)**

Front aspect, fireplace

**Kitchen - 6' 4" x 11' 10" (1.93m x
3.60m)**

Fitted kitchen, storage cupboard, door
opening into the garden

Bathroom

Three piece suite, rear aspect window,
storage cupboard



Bedroom 1 - 9' 2" x 17' 10" (2.79m x 5.43m)

Very large master bedroom, front aspect window, built in wardrobes

Bedroom 2 - 10' 9" x 9' 2" (3.27m x 2.79m)

Rear aspect window, built in wardrobe

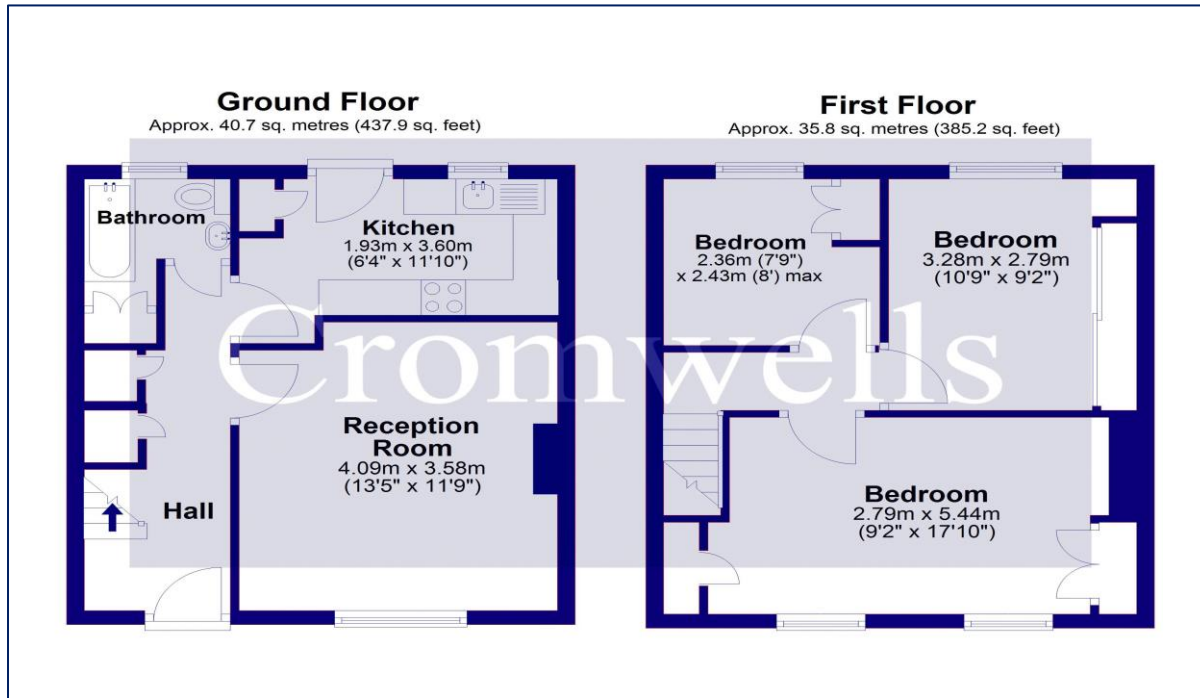
Bedroom 3 - 7' 9" x 8' 0" (2.36m x 2.44m)

Rear aspect window, built in wardrobe

Outside -

Rear garden





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



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Carshalton
Surrey
SM5 3NP



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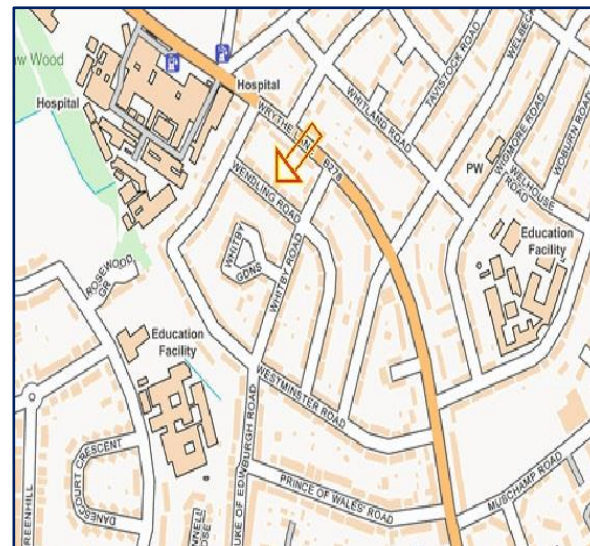


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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