



Cromwells

Carshalton Grove, Sutton, Surrey, SM1 4LZ
Offers in Excess of £392,000

A Two Double Bedroom Terraced Home in need of updating. Located on one of Sutton's most popular roads due to its convenient location for Sutton Mainline Station and excellent services into London. Bus routes and several popular schools including Manor Park Primary & Sutton Grammar for Boys. Carshalton Station is also easily walkable & also offers excellent links into London.



***NO CHAIN - VACANT POSSESSION**
***Excellent location & Good Size Rear Garden**
***2 Double Bedrooms *Garage to rear & storage shed**

Entrance Hall

Large storage cupboard. Doors to:

Kitchen - 8' 0" x 8' 8" (2.44m x 2.64m)

Front aspect

Reception Room - 16' 3" x 12' 6" (4.95m x 3.81m)

Rear aspect. Door to garden.

Stairs to first floor landing

Doors to:



Bedroom 1 - 10' 0" x 12' 6" (3.05m x 3.81m)

Front aspect

Bedroom 2 - 7' 7" x 12' 6" (2.31m x 3.81m)

Rear aspect. Fitted wardrobe cupboards.

Bathroom

Outside

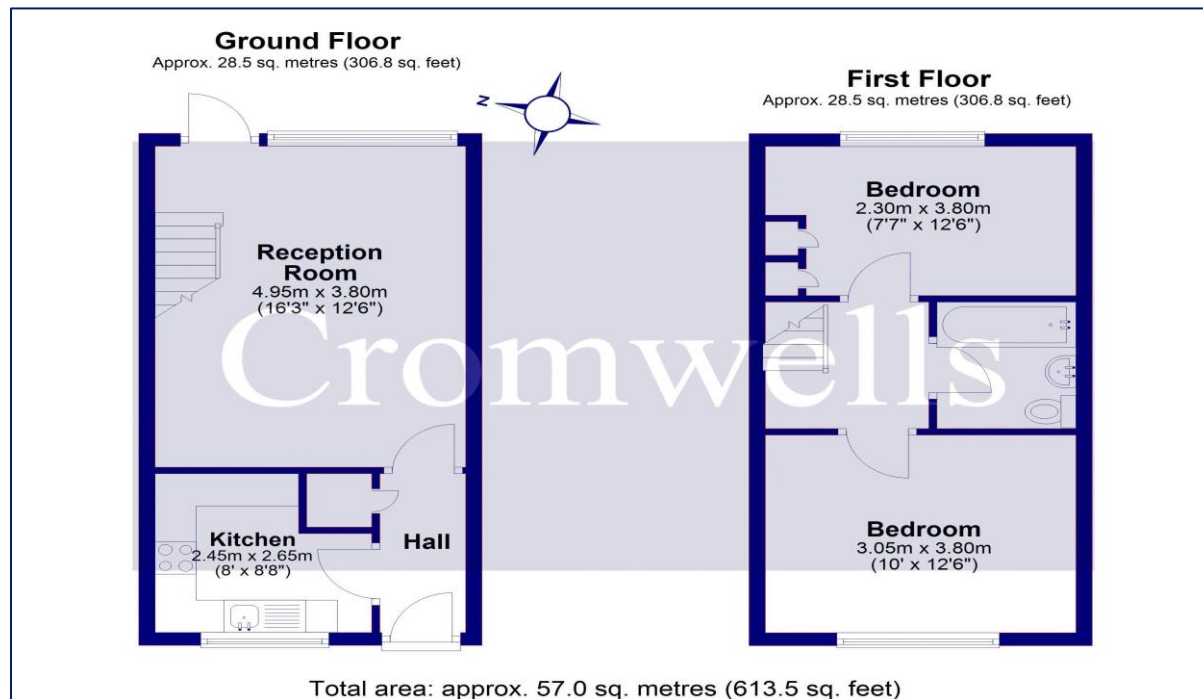
Good size rear garden

Storage shed.

Garage to rear

Paved front garden





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



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