



Cromwells

Willis Avenue, Sutton, Surrey, SM2 5HS
Offers in Excess of £800,000

A spacious 5 Bedroom, 3 Reception Semi Detached family home, ideally located in South Sutton and bordering Carshalton Beeches. The property is just a short walk to local shops, restaurants and amenities. Carshalton Beeches station is just 8-10 minutes walk away and Sutton Mainline station is less than 1 mile. Both have excellent services into London. A great choice of high performing schools are also easily accessible, including Barrow Hedges Primary, Stanley Park Infants & Juniors, St Mary's Infants & Juniors and St Philomena's High School for girls.



***NO CHAIN *Spacious 5 Bedrooms
& 3 Reception Rooms
*Utility Room & Ground Floor WC *Large Rear
Garden & Attached Garage to side. Driveway for off
street parking**

Enclosed Entrance Porch

Inner door to entrance hall

Living Room - 16' 11" x 14' 6" (5.15m x 4.42m)

Bay window, front aspect, fireplace, doorway to kitchen

Dining Room - 16' 9" x 11' 10" (5.10m x 3.60m)

Rear aspect, doors to garden, door to kitchen

Kitchen - 16' 5" x 8' 7" (5.00m x 2.61m)

Rear aspect, leads through to utility room & breakfast room

Breakfast Room - 6' 8" x 8' 2" (2.03m x 2.49m)

Side aspect

Utility Room - 6' 11" x 8' 2" (2.11m x 2.49m)

Rear aspect, storage cupboard, door to ground floor WC, door to garden

Ground Floor WC

Side aspect

Stairs to first floor landing

Doors to:



Bedroom 1 - 14' 1" x 13' 1" (4.29m x 3.98m)

Front aspect, bay window, Fitted wardrobe cupboards

Bedroom 2 - 12' 10" x 10' 7" (3.91m x 3.22m)

Rear aspect

Bedroom 3 - 10' 2" x 9' 10" (3.10m x 2.99m)

Opens through to dressing room/bedroom 5. Rear aspect. Fitted wardrobe cupboards.

Bedroom 4 - 13' 10" x 7' 7" (4.21m x 2.31m)

Front aspect, oriel bay window, fitted wardrobe cupboards

Bedroom 5/ Dressing Room - 8' 8" x 8' 2" (2.64m x 2.49m)

Currently being used as a dressing room. Rear aspect, fitted wardrobe cupboards.

Family Bathroom

Side aspect

Separate WC

Side aspect

Outside

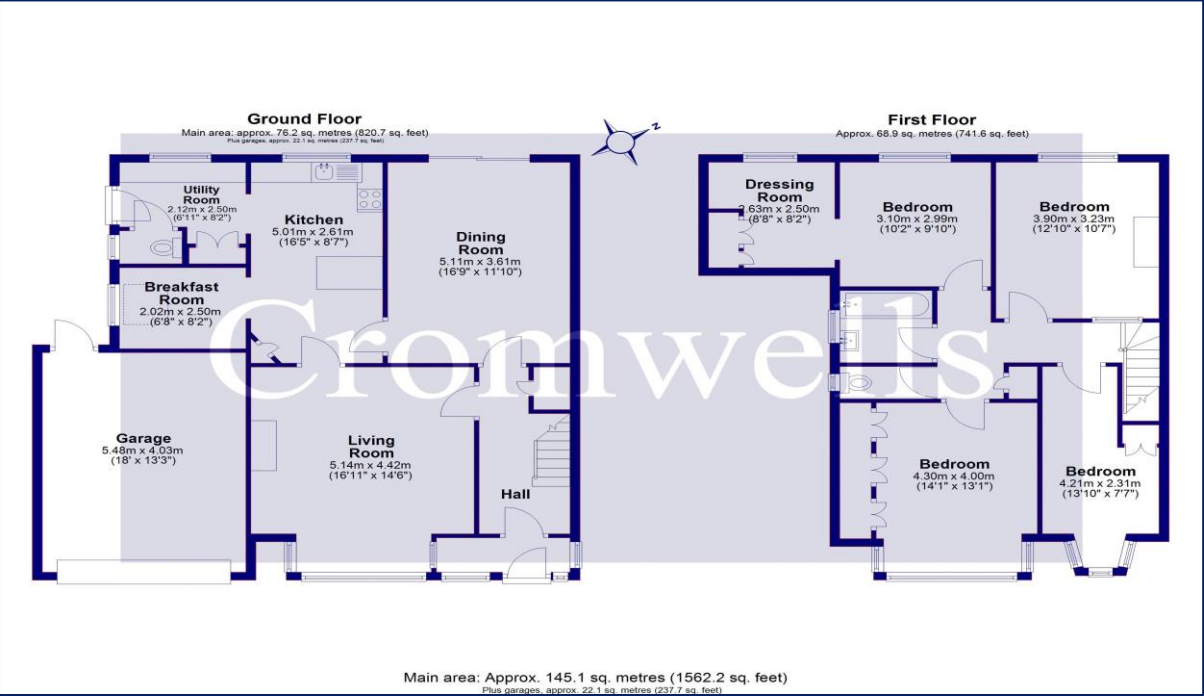
Large rear garden

Attached Garage to side - 18' 0" x 13' 3" (5.48m x 4.04m)

Front and rear access

Driveway with ample off street parking to front





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax - F

Local Authority: London Borough of Sutton

Tenure - Freehold



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