



Cromwells

Orchard Way, Sutton, Surrey, SM1 3QQ
Offers in Excess of £450,000

A fantastic opportunity to acquire this fabulous 3 bedroom Semi Detached family home with huge potential. The property is in need of total redecoration and modernisation. Offered with NO CHAIN. In a great location, being on the edge of the popular Poets Estate, this home boasts a convenient position between Carshalton and Sutton with regular train services into London as well as excellent local schools, parks, shops, amenities and bus routes, making this a great location for families.



- *NO CHAIN**
 - *24'5 Reception Room**
 - *Garage & Driveway**
 - *Large Rear Garden**
-

Enclosed Entrance Porch

Inner door leading to:

Entrance Hall

Doors leading to:

Reception Room - 24' 5" x 10' 6" (7.44m x 3.20m)

Double aspect, open plan, fireplaces, doors to garden

Kitchen - 9' 6" x 13' 9" (2.89m x 4.19m)

Rear aspect, door to garden, door into garage

Stairs to first floor landing

Doors to:

Bedroom 1 - 13' 8" x 10' 5" (4.16m x 3.17m)

Front aspect, bay window, fitted wardrobe cupboards

Bedroom 2 - 10' 9" x 10' 5" (3.27m x 3.17m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3 - 6' 11" x 6' 3" (2.11m x 1.90m)

Front aspect

Family Bathroom

Rear aspect

Outside

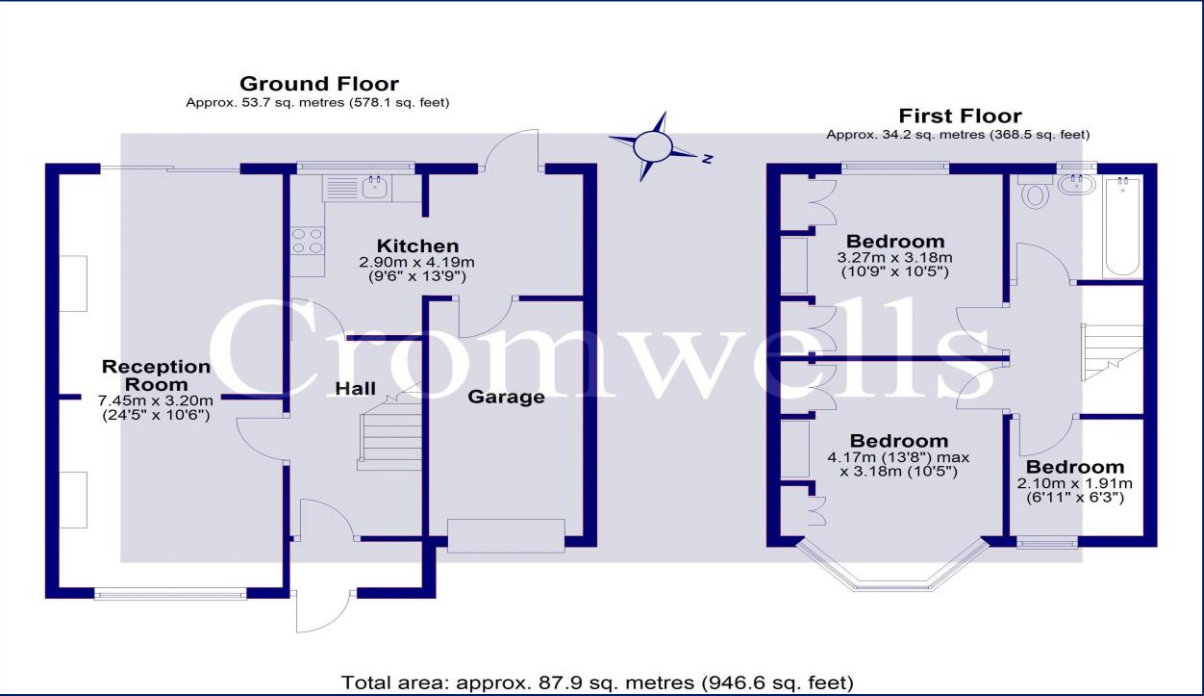
Large Rear Garden

Attached Garage to Side

Front access and rear access into kitchen

Driveway to front for off street parking





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



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Carshalton
Surrey
SM5 3NP



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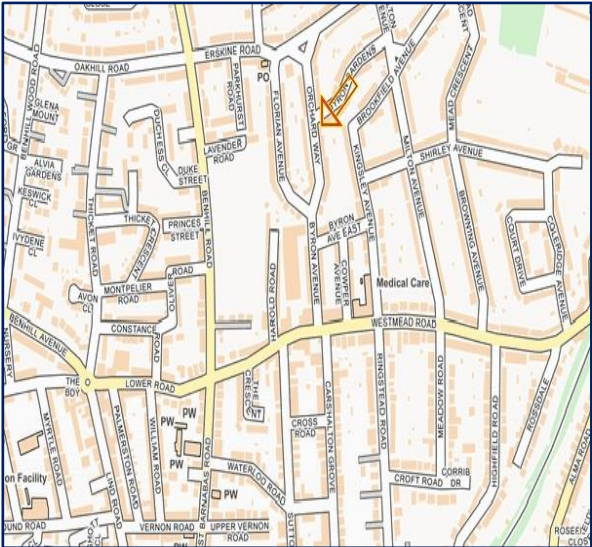


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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