



Cromwells

Chalgrove Road, Sutton, Surrey, SM2 5JT
Guide Price £1,200,000

A delightful spacious 5 Bedroom plus loft room, 3 Reception, 2 Bathroom, double fronted Detached family home with great kerb appeal. Located on a highly sought after tree-lined road in South Sutton, being easily accessible to the High Street shops, restaurants and amenities. Sutton Mainline Station is within walking distance, providing direct links to Central London, and there is also a hopper bus just a short walk away at Crossways or Langley Park Road. The area is well served with high performing schools, covering primary, secondary and grammar.



***3 Reception Rooms, 5 Double Bedrooms + 22'10
Loft Room, 2 bathrooms & G/F Cloakroom**

***No Chain**

***Garage *Large Rear Garden
including Store Room & Tool Shed**

Entrance Hall

Storage cupboard. Doors to:

Reception Room - 21' 4" x 13' 0" (6.50m x 3.96m)

Dual aspect, bay window to front aspect

Reception Room 2 - 17' 6" x 13' 0" (5.33m x 3.96m)

Front aspect, bay window

Reception Room 3 - 17' 1" x 19' 9" (5.20m x 6.02m)

Double aspect, doors out to garden

Kitchen - 10' 10" x 13' 0" (3.30m x 3.96m)

Rear aspect

Utility Room - 6' 9" x 9' 0" (2.06m x 2.74m)

Rear aspect, door to garden

Downstairs Cloakroom

Stairs to first floor landing

Doors to:

Bedroom 1 - 16' 1" x 13' 0" (4.90m x 3.96m)

Front aspect, range of fitted wardrobe cupboards

Bedroom 2 - 13' 3" x 13' 0" (4.04m x 3.96m)

Front aspect, fitted wardrobe cupboards

Bedroom 3 - 11' 6" x 13' 0" (3.50m x 3.96m)

Rear aspect, fitted wardrobe cupboards

Bedroom 4 - 11' 6" x 12' 8" (3.50m x 3.86m)

Rear aspect, fitted wardrobe cupboards

Bedroom 5 - 11' 6" x 8' 0" (3.50m x 2.44m)

Rear aspect, fitted wardrobe cupboard

Family Bathroom

Rear aspect, fitted cupboard

Shower Room

Side aspect

Lobby Area - 10' 6" x 6' 3" (3.20m x 1.90m)

Stairs to 2nd floor loft room

Loft Room - 15' 9" x 22' 10" (4.80m x 6.95m)

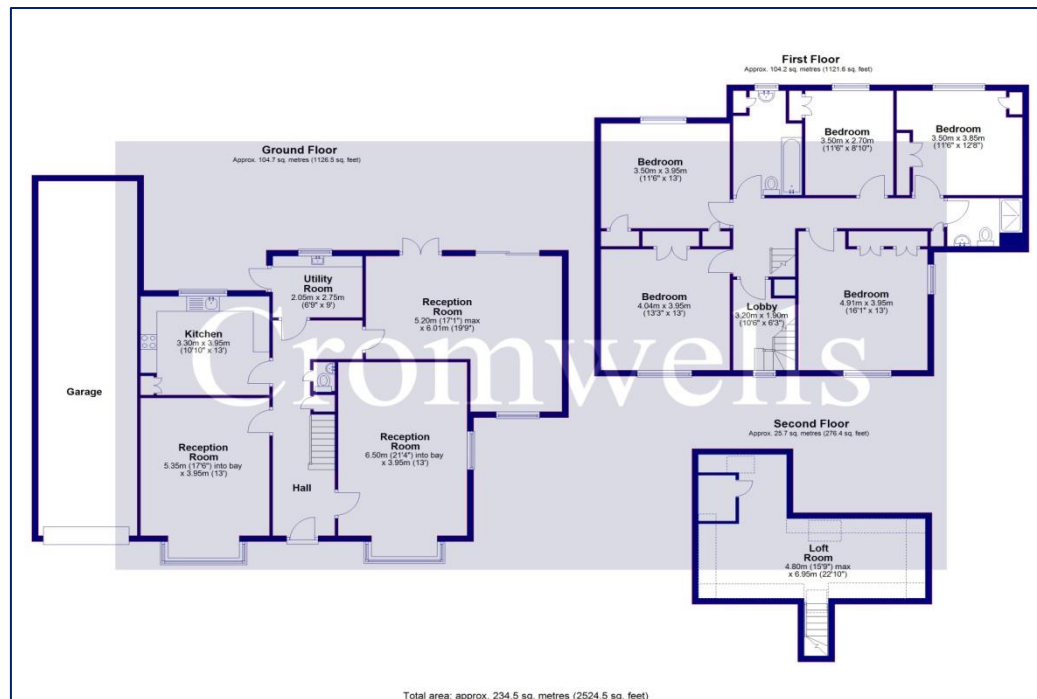
Large storage cupboard

Attached Garage

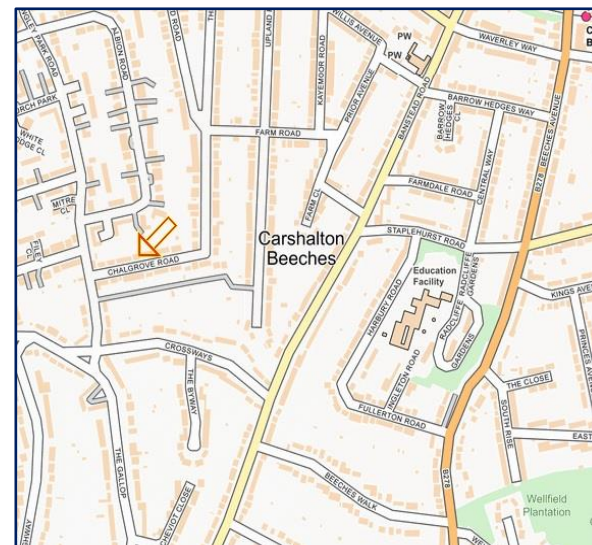
Features a store workshop/store room to the back of this large double garage.

Large Rear Garden





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		



Council Tax - G

Local Authority: London Borough of Sutton

Tenure - Freehold



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