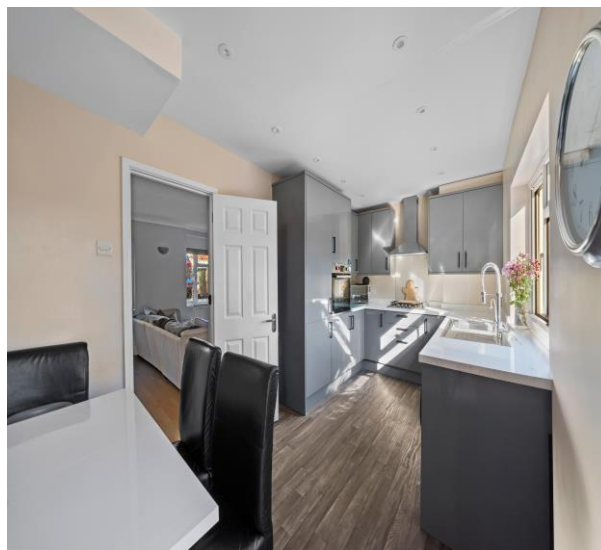




Cromwells

Farmington Avenue, Sutton, Surrey, SM1 3PT
Offers in Excess of £490,000

A beautifully presented, spacious 3 bedroom Terrace family home situated in a popular residential area of Sutton, and just 0.5 miles from Carshalton station with its regular services into London. Also within easy reach of the local shops and amenities, as well as a number of well performing schools. The location also offers good recreational facilities and open spaces, as well as bus links to surrounding areas.



- *Spacious Kitchen/Dining Room**
- *Large 100ft well maintained South Facing Rear Garden**
- *Off Street Parking to Front**
- *Large 12'6 x 25'3 Detached Garage to Rear**

Enclosed Entrance Porch

Inner door to:

Living Room - 15' 1" x 16' 5" (4.59m x 5.00m)

Front aspect, door to kitchen/diner, under stairs storage cupboard

Kitchen/Dining Room - 8' 6" x 16' 5" (2.59m x 5.00m)

Open plan, rear aspect, door to garden

Stairs to first floor landing

Doors to:

Bedroom 1 - 14' 1" x 10' 0" (4.29m x 3.05m)

Front aspect, bay window

Bedroom 2 - 9' 6" x 10' 0" (2.89m x 3.05m)

Rear aspect

Bedroom 3 - 8' 8" x 5' 11" (2.64m x 1.80m)

Front aspect

Family Bathroom

Rear aspect

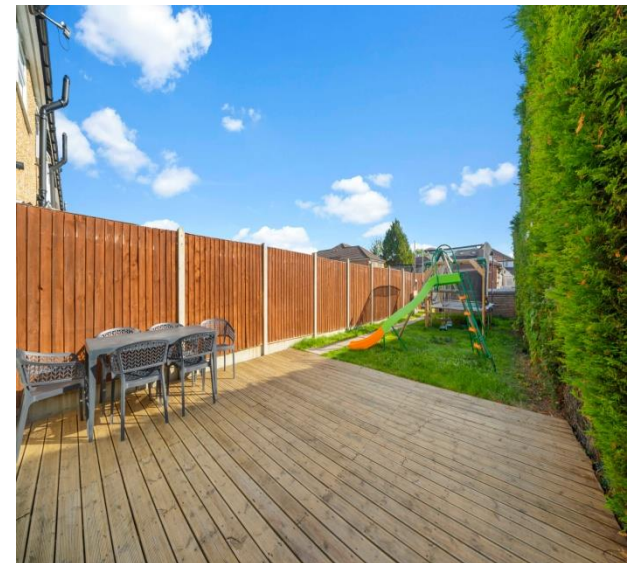
Outside

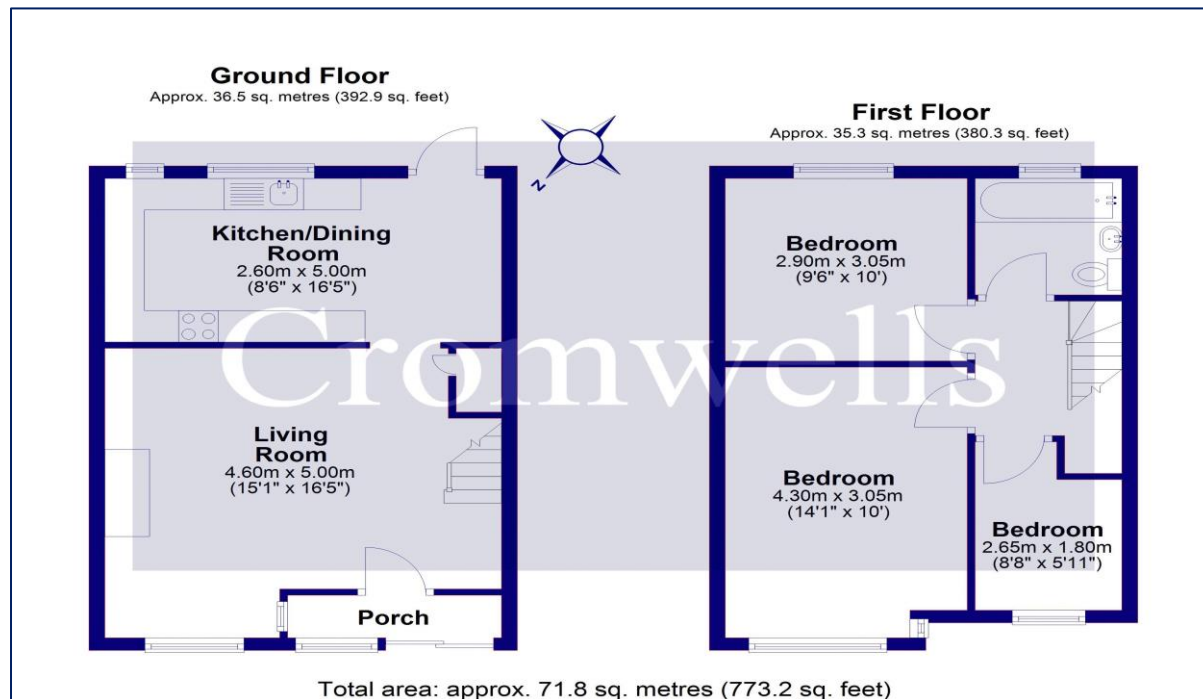
100ft South Facing well maintained rear garden

With decking area

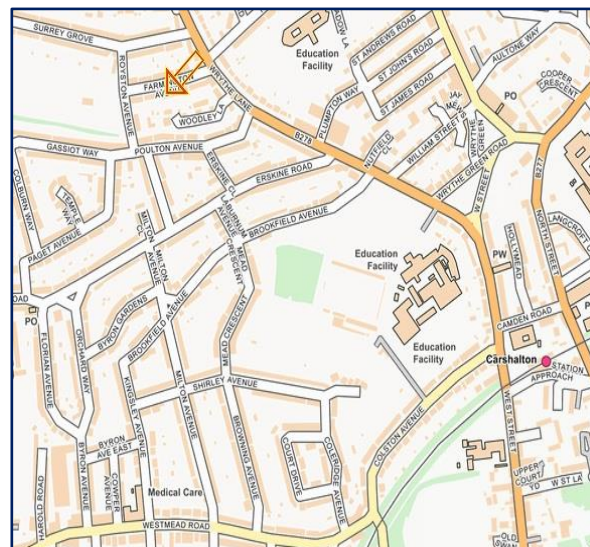
**Large Detached garage to rear
12'6" x 25'3" (3.8m x 7.7m)**

Off Street Parking to Front





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 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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