



Cromwells

Prior Avenue, South Sutton, Surrey, SM2 5HY
Guide Price £725,000

A spacious character 3 bedroom Semi Detached family home in one of the most sought after residential tree lined roads in South Sutton, affording easy access to the local shopping facilities at Carshalton Beeches and high performing schools including Barrow Hedges Primary School. Carshalton Beeches Mainline Station is also within walking distance.



***Attached Garage & Driveway**
***Large Rear Garden**
***Ground Floor WC *Sought after location**

Canopied Entrance Porch

Front door leading to:

Entrance Hall

Doors to:

Dining Room - 13' 7" x 12' 6" (4.14m x 3.81m)

Bay window, front aspect, fireplace

Living Room - 15' 7" x 11' 8" (4.75m x 3.55m)

Rear aspect, doors out to garden, fireplace

Kitchen - 11' 4" x 7' 1" (3.45m x 2.16m)

Rear aspect, door garden

Ground Floor WC

Side aspect

Stairs to first floor landing

Doors to:

Bedroom 1 - 13' 8" x 11' 8" (4.16m x 3.55m)

Front aspect, bay window, fitted wardrobe cupboards

Bedroom 2 - 15' 7" x 11' 8" (4.75m x 3.55m)

Rear aspect

Bedroom 3 - 10' 2" x 7' 1" (3.10m x 2.16m)

Front aspect, square bay window

Family Bathroom - 8' 4" x 7' 1" (2.54m x 2.16m)

Rear aspect, with bath and shower cubicle

Separate WC

Side aspect

Outside

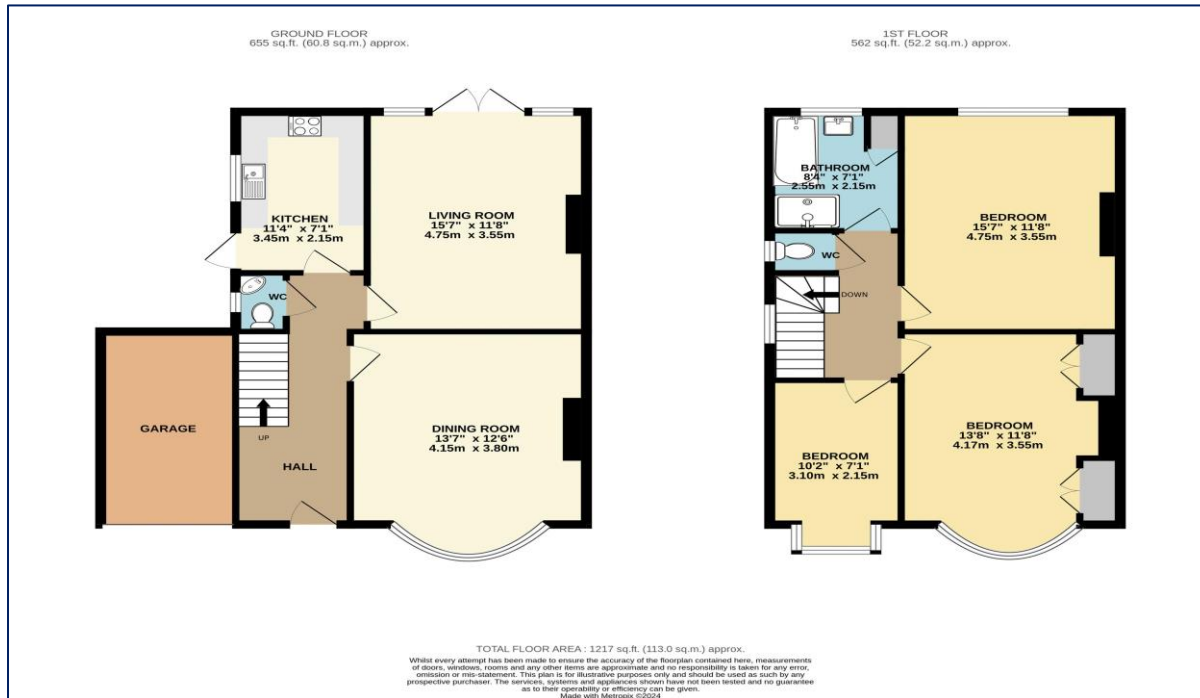
Large Rear Garden

With 2 decking areas. Raised from Dining Room, Wooden Summer House/storage and also decked area section to rear. Side gate for front access.

Attached Garage to Side

Driveway to front





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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



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