

Cromwells



Gauntlett Road, Sutton, Surrey, SM1 4RY
Offers in Excess of £425,000

No Onward Chain. This Mid - Terrace spacious 2 double bedroom house is ideally located close to amenities, with Sutton Mainline railway providing fast links into London and well regarded schools nearby.



***No Onward Chain *Two Double Bedrooms
*Garage and Parking *Large Rear Garden**

Storm porch

Storage cupboard, front door to:

Entrance Hall

Leading to:

Kitchen - 11' 11" x 5' 10" (3.63m x 1.78m)

Front aspect

Living/Dining Room - 16' 10" x 12' 0"

(5.13m x 3.65m)

Rear aspect, doors out to garden

Stairs to First Floor Landing

Doors to:



Bedroom 1 - 14' 5" x 12' 0" (4.39m x 3.65m)

Rear aspect, fitted wardrobe cupboard

Bedroom 2 - 12' 0" x 9' 10" (3.65m x 2.99m)

Front aspect, fitted wardrobe cupboards

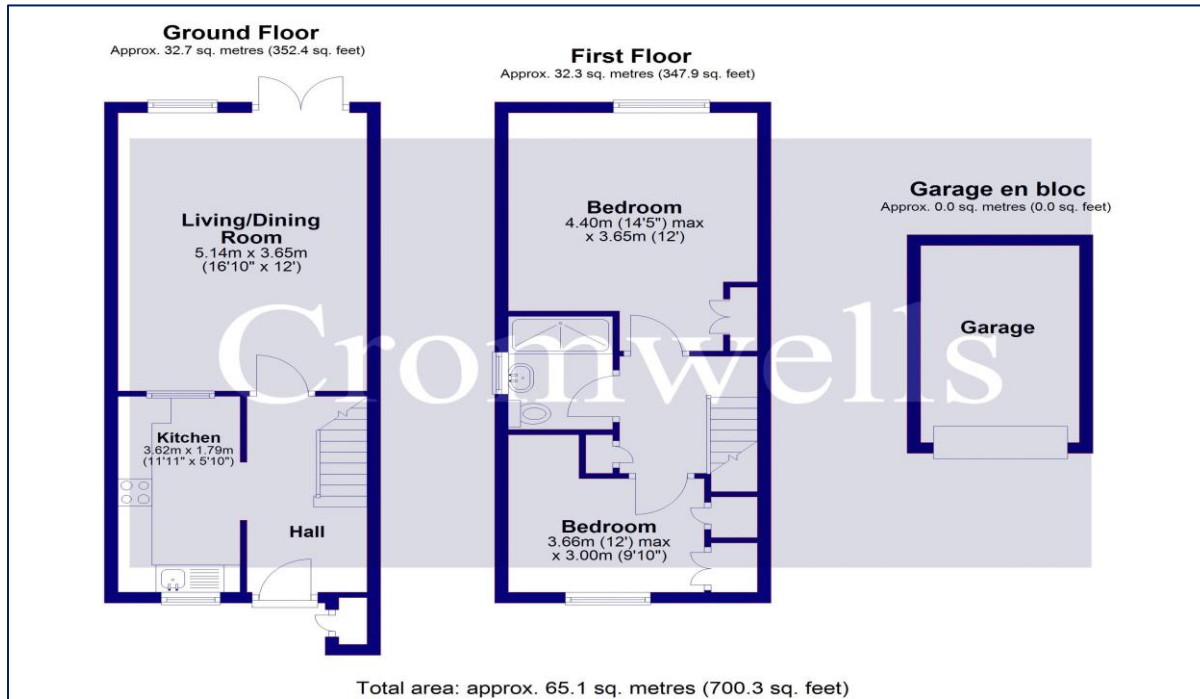
Bathroom

Outside

Good size rear garden

Garage en bloc & Parking





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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained