

Cromwells



Poulton Avenue, Sutton, SM1 3PZ

Offers in Excess of £475,000

This three bedroom family home has a south facing rear garden and a detached garage at the rear. It is situated in a tree lined road, close to the amenities of both Carshalton and Sutton Town Centre, including a variety of shops, restaurants, gyms, other leisure facilities and transport links. Carshalton mainline train station is a short walk away, with excellent services into Central London.

Well regarded local schools include Rushy Meadow Primary Academy, Greenshaw High School, Carshalton High School for Girls and Sutton Grammar School. Carshalton Boys Sports College and Carshalton College are also nearby.

EPC rating D. No Onward Chain.

Accommodation

An enclosed glazed entrance porch leads through to the hallway and on to the large reception room, with bay window to the front and double doors and windows to the rear garden, and to the modern fitted kitchen with side door to the garden.

Upstairs the landing leads to two double bedrooms, both with fitted wardrobes, a single bedroom and the family bathroom.

Outside

There is a small garden to the front of the property and a south facing garden at the rear. This is mainly laid to lawn with a patio area. At the end of the garden is a detached garage, with access from the rear.





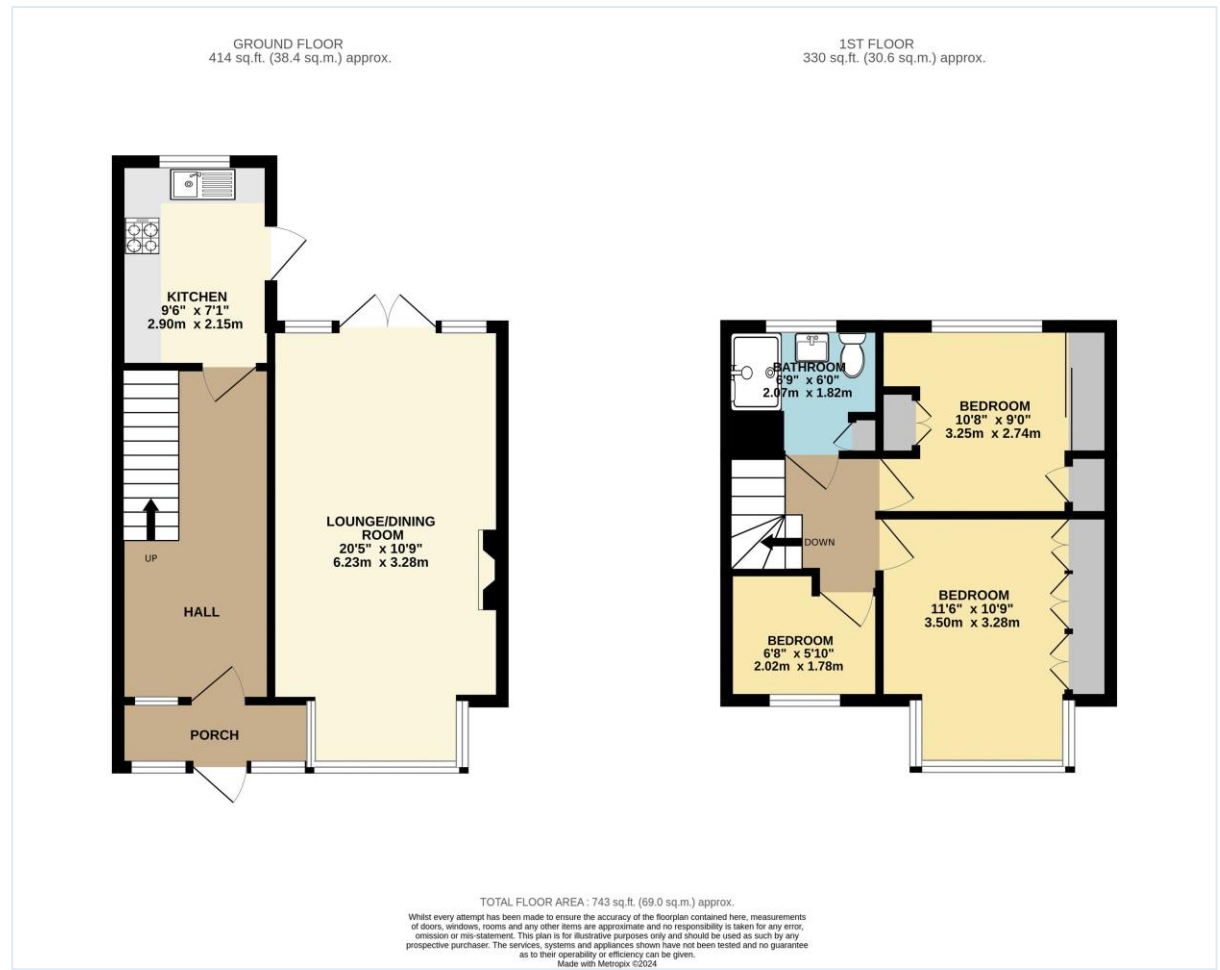
Council Tax - D
Tenure - Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

