

Cromwells



Clarence Road, Sutton, SM1 1RH

£450,000

Cromwells are pleased to present this two double bedroom, semi-detached character home with South West facing garden.

The property is situated in a sought after location, close to Robin Hood Infant and Junior Schools as well as all the amenities of Sutton Town Centre, including a variety of shops, restaurants, gyms and other leisure facilities. West Sutton and Sutton main line railway stations with their excellent links to Central London are just a short walk away as well as several convenient bus routes nearby, including to Morden Underground Station.

EPC Rating D.

Early viewing highly recommended.

Accommodation

On the ground floor an entrance hall leads to the lounge, with feature fireplace and large bay window to the front, and to the dining room, with glazed door to the rear garden, and onto the fitted kitchen.

Upstairs there are two double bedrooms and the family bathroom. The loft space has the potential for extension, subject to planning permission

Outside

There is a small garden area to the front. The side access leads to the rear of the house where there is a lean-to store and an attractive south west facing rear garden with large composite decking area and easy maintenance artificial lawn.





Council Tax - D
Tenure - Freehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

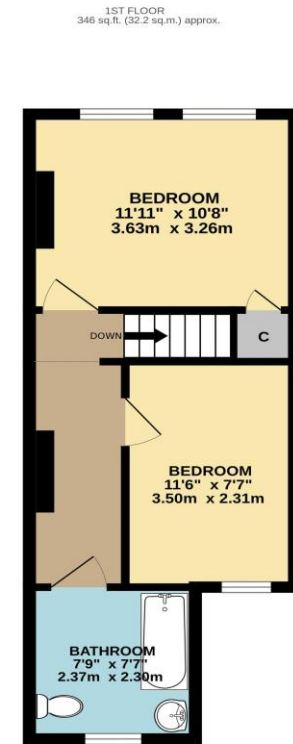
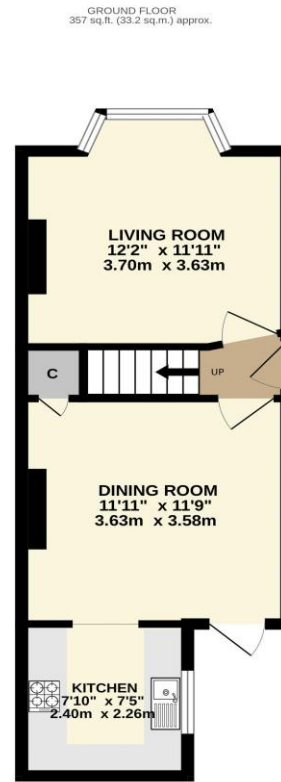
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Disclaimer

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Please note, in accordance with the Estate Agents Act 1979, we declare that the owner of this property is related/connected/the partner of an employee at Cromwells



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



