

Cromwells



Sandy Lane, Sutton, SM2 7PQ

£1,650,000

Cromwells are pleased to offer this extended and beautifully presented five bedroom, four bathroom detached family home. It has the added benefit of two further bedrooms and living accommodation in a detached annexe, as well as off road parking for several cars and a secluded south west facing rear garden. It is situated on a corner plot in a prestigious and desirable South Cheam location, close to the amenities of Cheam Village, including shops, restaurants, gyms, open spaces, other leisure facilities and excellent transport links. Cheam mainline railway station, with frequent services into Central London, is within walking distance. There are several well regarded local schools, including Cuddington Croft Primary School, Nonsuch High School for Girls, Cheam High School and Sutton Grammar School. EPC rating B.

Accommodation in main house

The entire property is finished to a very high standard and specification. On the ground floor the elegant hallway has double doors leading to the bright, modern and spacious open plan living/dining/kitchen area, with three sets of double aspect, sliding glazed patio doors forming a spectacular feature, and opening onto the rear garden. The kitchen appliances are high end, including two ovens, induction hob with extractor, fridge, wine fridge, dishwasher, microwave and boiling water tap. There is a further reception room (currently playroom) and a walk in pantry leading off from this large family living space. There is a further, separate, reception room to the front of the property, as well as a utility room and downstairs cloakroom. There is underfloor heating throughout this level. A feature staircase leads to the first floor landing, four of the bedrooms, two with ensuite bathrooms, plus the family bathroom. The master bedroom also has a dressing area and glazed door onto a terrace/balcony, overlooking the rear garden. The feature staircase then leads to the second floor accommodation, including a further bedroom with dressing area and separate bathroom. All of the bathrooms have underfloor heating.



Accommodation in the Annexe

This element of the property offers further stunning and bespoke living accommodation. The ground floor comprises of another beautiful open plan living/dining/kitchen space with double sets of sliding patio doors leading to and looking over the rear garden, as well as a utility/shower room and boot room. Upstairs there are two bedrooms, storage and a separate wc.

Outside

To the front of the property there is off road parking for several vehicles and a garden area. Electric gates to the side lead to further off street parking and the secluded south facing rear garden.



Council Tax - G
Tenure - Freehold

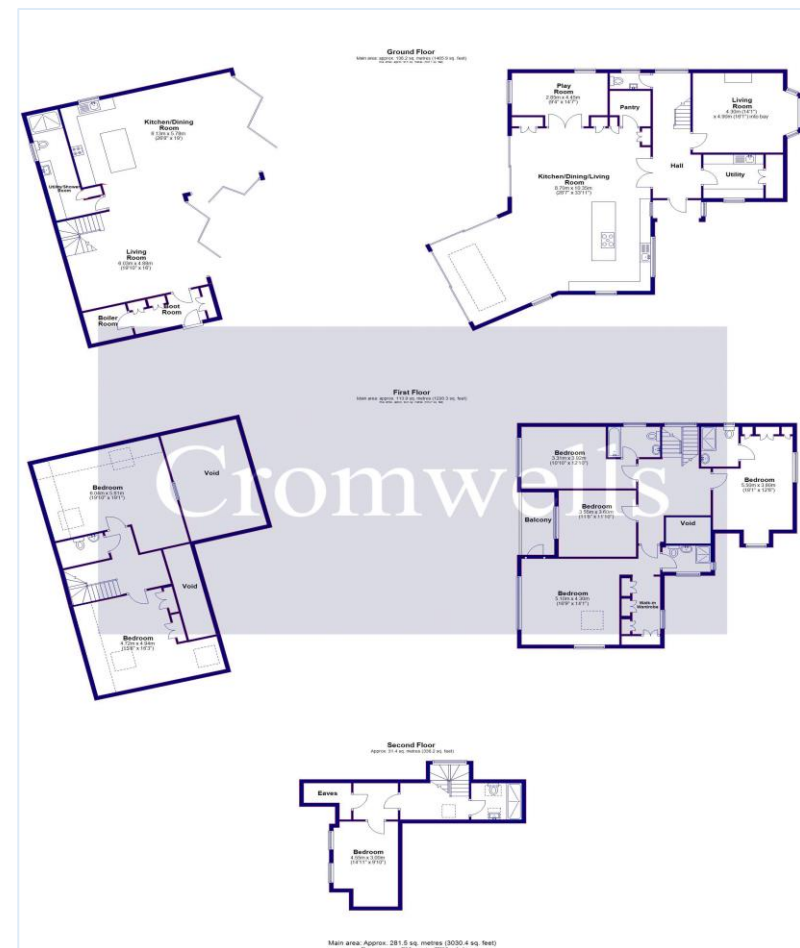
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









