

Cromwells



Landseer Road, Sutton, SM1 2DE

£600,000

Cromwells are pleased to offer this lovely and unique example of a very rarely available ground floor garden maisonette that dates from 1910 and boasts a host of original details and ornate features. It forms the ground floor of a large ornate Edwardian villa, situated within the Landseer Conservation Area, characterised by grand houses, grass verges and mature trees. It is conveniently located between the amenities of Sutton town centre and Cheam Village, including a variety of shops, restaurants, gyms, other leisure facilities and transport links. Both Sutton and Cheam mainline railway stations offer excellent services into Central London. There are several well regarded local schools, including Nonsuch High School for Girls, Sutton Grammar School and Sutton High School. EPC rating E. No Onward Chain.

Accommodation

The property has its own entrance leading into a spacious hallway. Among the plethora of original features are high ceilings, timber floors, intricate floor tiles, decorative carved timber doors, skirting boards, dado rails, picture rails, cornices and ceiling roses. The large front reception room has a feature bay window with delicate stained glass detail and original fireplace, the spacious bedroom has a further original feature fireplace and lovely double doors leading to the rear garden. The modern fitted kitchen also has a door leading out to the garden, and there is a good size bathroom.

Outside

There are attractive gardens to the front and rear. The pretty private rear garden extends to more than 18 metres (60 feet), has a woodland feel with paved areas, mature trees and a pond.





Council Tax - B
Tenure - Leasehold

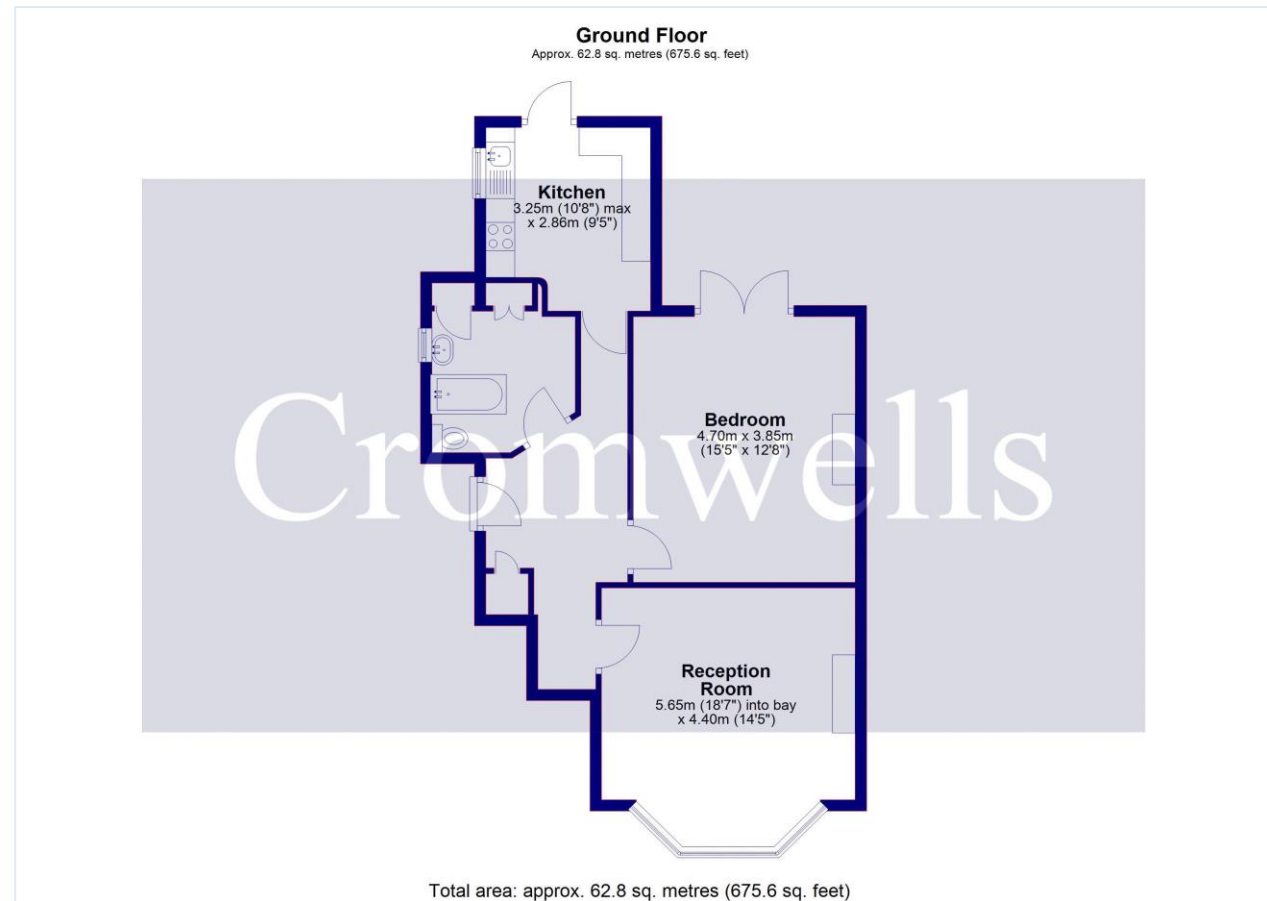
54-56 High Street
Cheam Village
Surrey
SM3 8RW

02086 424249
admin@cromwellscheam.co.uk

Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

