

Cromwells are pleased to offer this extended four bedroom semi detached family home with off road parking for several cars and a south facing rear garden.

It is situated in a quiet and convenient residential location, a short walk from Sutton Common mainline railway station with frequent services into Central London. The amenities of Sutton Town Centre are close by, including a variety of shops, restaurants, gyms, other leisure facilities and

There are several well regarded local schools, including Westbourne Primary, Glenthorne High School, Greenshaw High School and Sutton Grammar School. EPC rating D.

transport links.

Accommodation

On the ground floor there is a good size hallway leading to the front reception room and to the rear, open plan kitchen/family room with sliding doors to the rear terrace and garden.

On the first floor there are two good size double bedrooms, a single bedroom and the family bathroom.

On the second floor there is the spacious master bedroom with en suite shower room and built in cupboards.

Outside

There is a front garden with lawn area and driveway for plenty of offroad parking.

The private rear garden has a raised terrace area with steps down to a paved south facing courtyard garden with planting to boundaries.













Council Tax - D Tenure - Freehold

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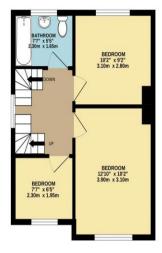
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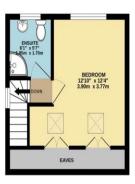
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 GROUND FLOOR
 1ST FLOOR
 2ND FLOOR

 383 sq.tt. (35.5 sq.m.) approx.
 370 sq.tt. (34.5 sq.m.) approx.
 228 sq.tt. (22.2 sq.m.) approx.







TOTAL FLOOR AREA: 981 sq.ft. (91.1 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, vindows, nome and any other them are approximate and no responsibility is based not 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 applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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