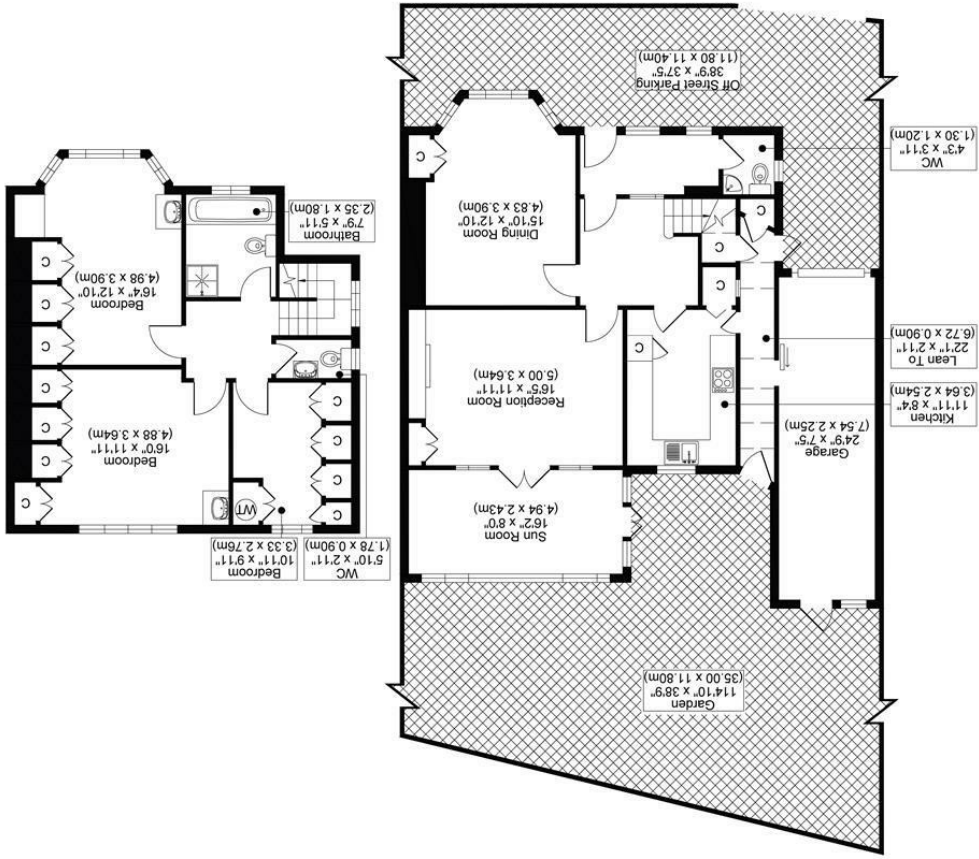




CHRISTIES



CROSSWAYS, SM2  
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1632 SQ.FT (152 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1450 SQ.FT (135 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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FIRST FLOOR  
GROUND FLOOR

www.centro-pic.uk | Telephone 020 8401 5000  
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RICS

The Property  
Ombudsman



\*\*GUIDE PRICE £850,000 - £900,000\*\*

LOCATED IN THE DESIRABLE AREA OF CROSSWAYS, SUTTON, THIS CHARMING SEMI-DETACHED HOUSE OFFERS A PERFECT BLEND OF POTENTIAL, COMFORT, AND STYLE.

WITH TWO SPACIOUS RECEPTION ROOMS, INCLUDING A DELIGHTFUL SUN ROOM THAT EXTENDS FROM THE LOUNGE, THIS HOME IS IDEAL FOR BOTH RELAXATION AND ENTERTAINING. THE PROPERTY BOASTS THREE WELL-PROPORTIONED BEDROOMS, PROVIDING AMPLE SPACE FOR FAMILIES OR THOSE IN NEED OF A GUEST ROOM OR HOME OFFICE. THE BATHROOM IS CONVENIENTLY LOCATED FOR EASY ACCESS BY ALL RESIDENTS.

WHILE THE HOUSE WOULD BENEFIT FROM SOME MODERNISATION, IT PRESENTS A FANTASTIC OPPORTUNITY TO ADD YOUR OWN PERSONAL TOUCH AND CREATE A TRULY SPECIAL HOME.

ONE OF THE STANDOUT FEATURES IS THE BEAUTIFULLY MAINTAINED GARDENS, OFFERING A PEACEFUL OUTDOOR SPACE FOR GARDENING ENTHUSIASTS OR ANYONE WHO ENJOYS TIME OUTSIDE. THE GENEROUS DRIVEWAY PROVIDES PARKING FOR SEVERAL VEHICLES – A REAL ADVANTAGE IN THIS SOUGHT-AFTER LOCATION.

- CHAIN FREE
- BEAUTIFUL GARDENS
- LARGE DRIVEWAY
- COUNCIL TAX BAND F
- EPC RATING D

