



# Cromwells

**Hawthorn Road, Sutton, Surrey, SM1 4PF**  
**Offers in Excess of £700,000**

**A beautiful and spacious 3 bedroom 1920's Semi Detached family home with an abundance of charm and character which also has the benefit of being situated in a sought after location on the borders of Carshalton Beeches and close to transport links and high performing local schools and amenities.**



- \*2 Large Reception Rooms**
  - \*3 Large Bedrooms**
  - \*Attached Garage with driveway for off street parking**
  - \*NO ONWARD CHAIN**
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### **Enclosed Entrance Porch**

Inner front door to:

### **Entrance Hall**

Doors to:

**Living Room - 14' 7" x 11' 10" (4.44m x 3.60m)**

Front aspect, feature fireplace

**Dining Room - 14' 5" x 10' 8" (4.39m x 3.25m)**

Rear aspect, feature fireplace, door out to garden

**Kitchen - 13' 0" x 7' 9" (3.96m x 2.36m)**

Rear aspect, door out to garden

### **Stairs to first floor landing**

Doors to:



**Bedroom 1 - 13' 8" x 11' 9" (4.16m x 3.58m)**

Front aspect, fitted wardrobe cupboards, wash hand basin

**Bedroom 2 - 13' 3" x 10' 6" (4.04m x 3.20m)**

Rear aspect, fitted wardrobe cupboard, feature fireplace

**Bedroom 3 - 12' 0" x 6' 11" (3.65m x 2.11m)**

Rear aspect, fitted wardrobe cupboard

**Family Bathroom**

Front aspect

**Attached Garage to side**

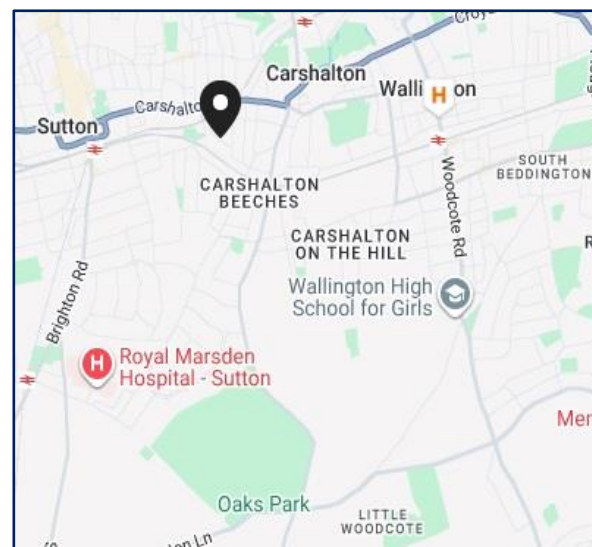
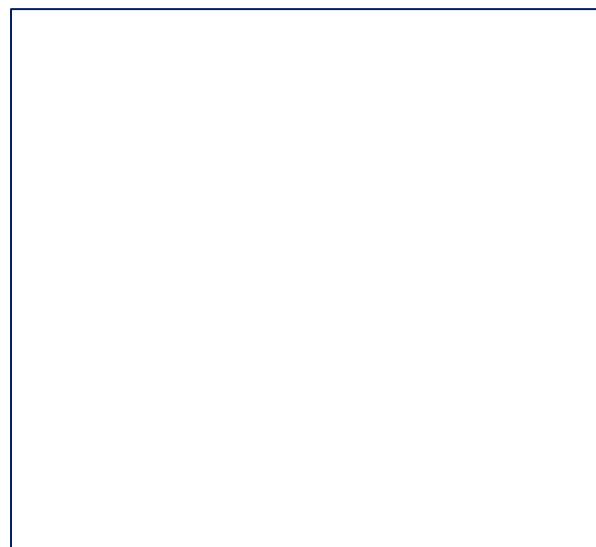
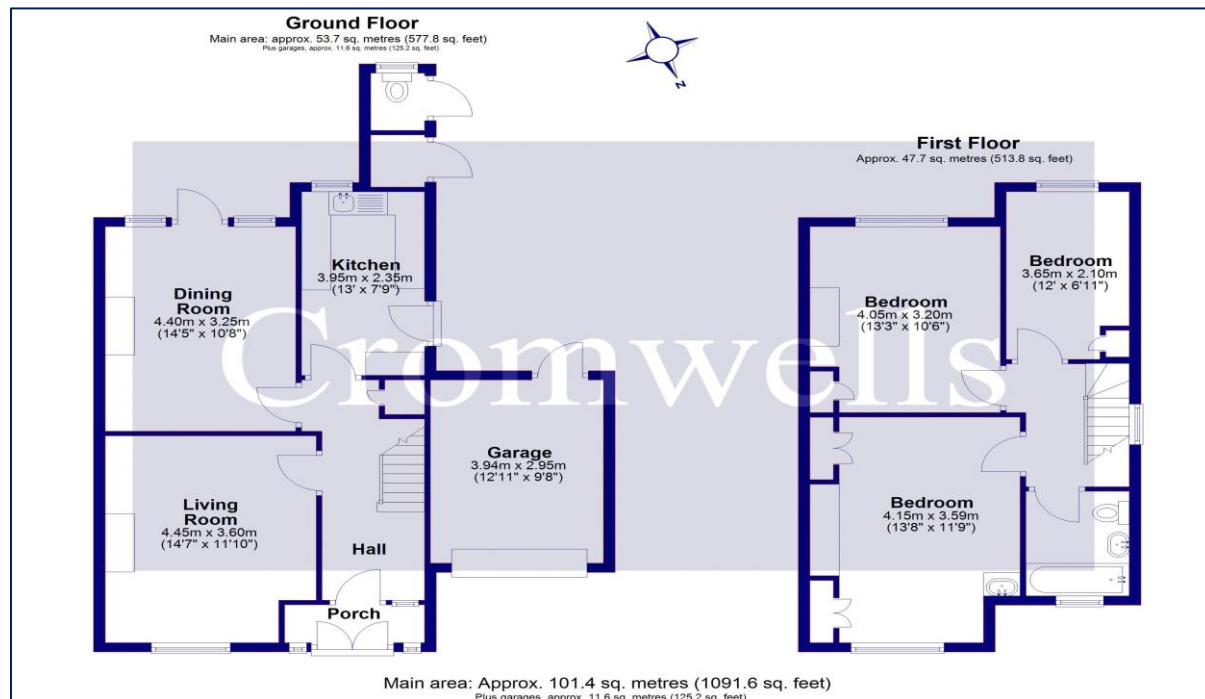
Front and rear access

**Large Rear Garden**

Outside storage and WC

**Driveway to front for off street parking**





**Council Tax - E**  
**Local Authority: London Borough of Sutton**  
**Tenure - Freehold**



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**[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)**

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