

Cromwells



14 Chalgrove Road, Sutton

Sutton

Guide Price £1,200,000

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Sutton

With NO CHAIN, we are excited to offer you this extremely spacious double fronted Detached family home. Along with great kerb appeal, this property has so much to offer, with 5 double bedrooms, 3 Reception Rooms and 2 Bathrooms as well as an extra lobby room leading to a large 22' loft area. Located on a highly sought after tree-lined road in South Sutton, it gives you easy access to the High Streets shops, restaurants and amenities. Sutton Mainline Station is within walking distance, providing direct links to Central London, and there is also a hopper bus just a short walk away at Crossways or Langley Park Road. The area is well served with high performing schools, covering primary, secondary and grammar.

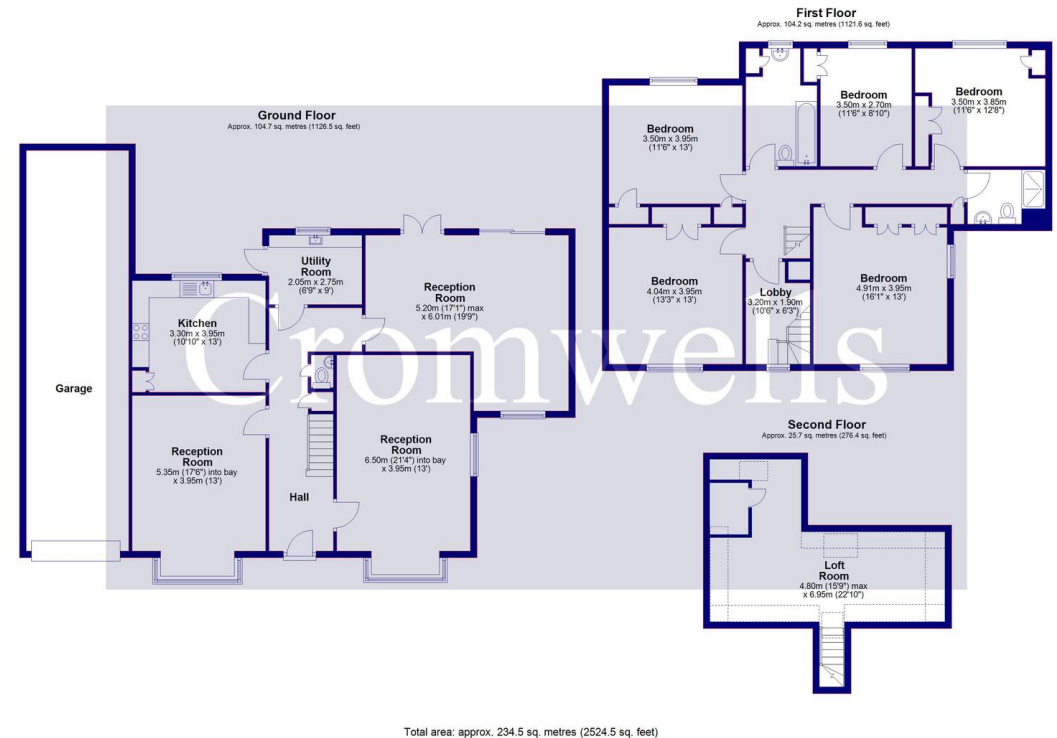
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- **NO CHAIN**
- **5 Double Bedrooms, 3 Reception Rooms and 2 Bathrooms**
- **22'10 Loft Room**
- **Large Double Garage which includes a Store/Workshop & Tool Shed**
- **Large Rear Garden**



Entrance Hall

Large welcoming entrance hall, carpet, storage cupboard, doors to:

Reception Room

21' 4" x 13' 0" (6.50m x 3.96m)

Lead lined bay window to front aspect, large lead lined feature window letting in lots of natural light, feature fireplace, carpet

Reception 2

17' 6" x 13' 0" (5.33m x 3.96m)

Front aspect lead lined bay window, large room allowing for family dining

Reception 3

17' 1" x 19' 9" (5.21m x 6.02m)

Large 'L' shaped room, double glazed lead lined windows, double doors leading out into garden, perfect for entertaining

Kitchen

10' 10" x 13' 0" (3.30m x 3.96m)

Large kitchen with space for dining table, ample worktops with sink and drainer with mixer tap with window above looking out into the garden, storage cupboards below and wall mounted cupboards above.

Utility Room

6' 9" x 9' 0" (2.06m x 2.74m)

Lead lined double glazed window to rear aspect, door to garden, space and plumbing for washing machine and tumble dryer.

Downstairs Cloakroom

Stairs to first floor

Large and spacious landing, doors leading to:



Bedroom 1

16' 1" x 13' 0" (4.90m x 3.96m)

Front aspect, range of fitted wardrobe cupboards

Bedroom 2

13' 3" x 13' 0" (4.04m x 3.96m)

Front aspect, fitted wardrobe cupboards

Bedroom 3

11' 6" x 13' 0" (3.51m x 3.96m)

Rear aspect, fitted wardrobe cupboards

Bedroom 4

11' 6" x 12' 8" (3.51m x 3.86m)

Rear aspect, fitted wardrobe cupboards

Bedroom 5

11' 6" x 8' 0" (3.51m x 2.44m)

Rear aspect, fitted wardrobe cupboard

Shower Room

Side aspect

Lobby Area

10' 6" x 6' 3" (3.20m x 1.91m)

Small room/office space, within the room there are stairs leading to: Loft Room

Loft Room

15' 9" x 22' 10" (4.80m x 6.96m)

Extremely large loft room/office with heating, power points, storage and windows letting in plenty of light

Large Rear Garden

Patio area with stairs leading down to a large lawn area, lined with trees and shrubbery

Attached Garage

Large double garage with the extra bonus of a store workshop/store room at the back.





Cromwells Estate Agents

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