

Cromwells



Banstead Road South, Sutton, Surrey, SM2 5LW
Guide Price £875,000

A stunning extended 4 bedroom 1930's Semi Detached family home which is beautifully maintained and tastefully presented. The property is ideally located in a sought after location close to local high performing schools, shops and transport links and is offered for sale with NO ONWARD CHAIN.



***Very Spacious Rear Garden with 12'10 Fully Functional Cabin/Office**
***4 Large Bedrooms**
***4 Reception Rooms**
***19'2 Kitchen,**
Integral Garage & Utility Room & Ground Floor WC

Enclosed Entrance Porch

Inner door to:

Entrance Hall

Doors leading to:

Living Room - 15' 7" x 13' 9" (4.75m x 4.19m)

Front aspect, bay window, open through to dining room

Dining Room - 13' 5" x 12' 2" (4.09m x 3.71m)

Rear aspect, doors to family room, fireplace

Family Room - 9' 4" x 16' 3" (2.84m x 4.95m)

Rear aspect, doors to garden and leading through to ground floor WC, further door to garden & Kitchen/Breakfast room

Ground Floor WC

Rear aspect

Kitchen/Breakfast Room - 19' 2" x 7' 5" (5.84m x 2.26m)

Rear aspect, door leading into garage/utility

Snug - 6' 7" x 10' 6" (2.01m x 3.20m)

Central aspect



Stairs to first floor landing

Doors to:

Bedroom 1 - 16' 1" x 12' 6" (4.90m x 3.81m)

Front aspect, bay window, fitted wardrobe cupboards

Bedroom 2 - 12' 10" x 12' 6" (3.91m x 3.81m)

Rear aspect

Bedroom 3 - 15' 5" x 8' 2" (4.70m x 2.49m)

Double aspect, fitted wardrobe cupboard

Bedroom 4 - 9' 2" x 8' 0" (2.79m x 2.44m)

Front aspect, bay window, fitted wardrobe cupboard

Family Bathroom

Rear aspect

Separate WC

Side aspect

Outside -

Integral Garage - 17' 1" x 9' 4" (5.20m x 2.84m)

Front access & utility with rear access into Kitchen/Breakfast room.

Very large Rear Garden

With cabin/office

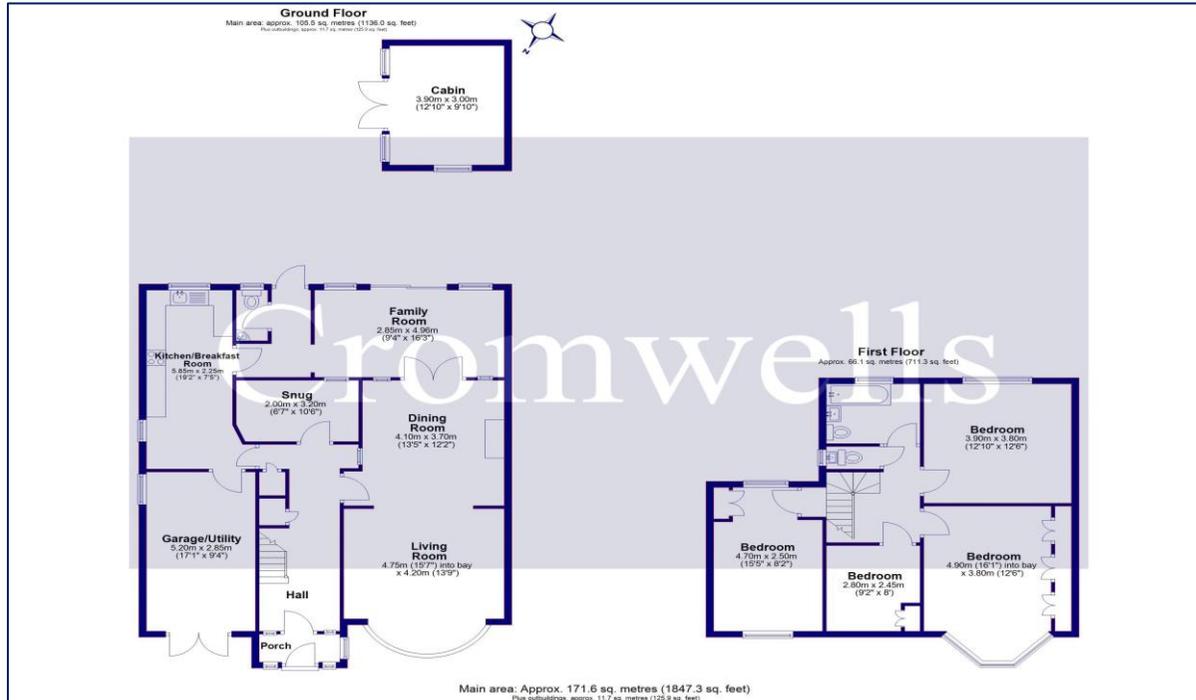
Cabin - 12' 10" x 9' 10" (3.91m x 2.99m)

Fully powered and ideal for office etc

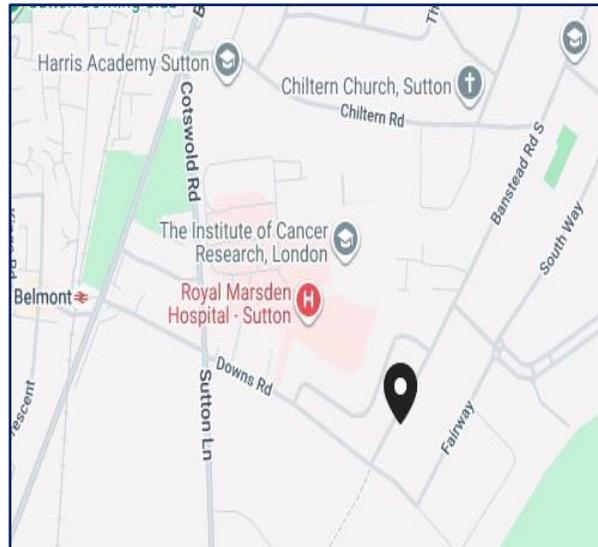
Large driveway for off street parking

Side access gate to rear garden





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax - F

Local Authority: London Borough of Sutton

Tenure - Freehold



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