



Cromwells

Thicket Crescent, Sutton, Surrey, SM1 4QB
Guide Price £550,000

A beautifully maintained, extended character 3 bedroom Victorian Semi Detached family home. Ideally located within walking distance of Sutton Town Centre, Carshalton and Sutton Mainline stations, along with convenient bus routes. Recreation grounds, shopping parades and reputable schools including both 'Manor Park Primary Academy' and 'Sutton Grammar' among others are all easily accessible.



- *Open plan Kitchen/Dining Room**
 - *3 Good Size Bedrooms**
 - *Period Features**
 - *West Facing Garden**
-

Entrance Hall

Doors leading to:

Living Room - 11' 11" x 12' 2" (3.63m x 3.71m)

Front aspect, square bay window, feature fireplace

Dining Room - 11' 10" x 12' 2" (3.60m x 3.71m)

Rear aspect, leading through to kitchen, storage cupboard, feature fireplace

Kitchen - 12' 11" x 9' 3" (3.93m x 2.82m)

Rear aspect, door to garden



Stairs to first floor landing

Doors to:

Bedroom 1 - 11' 11" x 12' 2" (3.63m x 3.71m)

Front aspect, feature fireplace

Bedroom 2 - 11' 10" x 8' 10" (3.60m x 2.69m)

Side aspect, built in wardrobe/storage cupboard

Bedroom 3 - 10' 1" x 9' 3" (3.07m x 2.82m)

Rear aspect

Family Bathroom

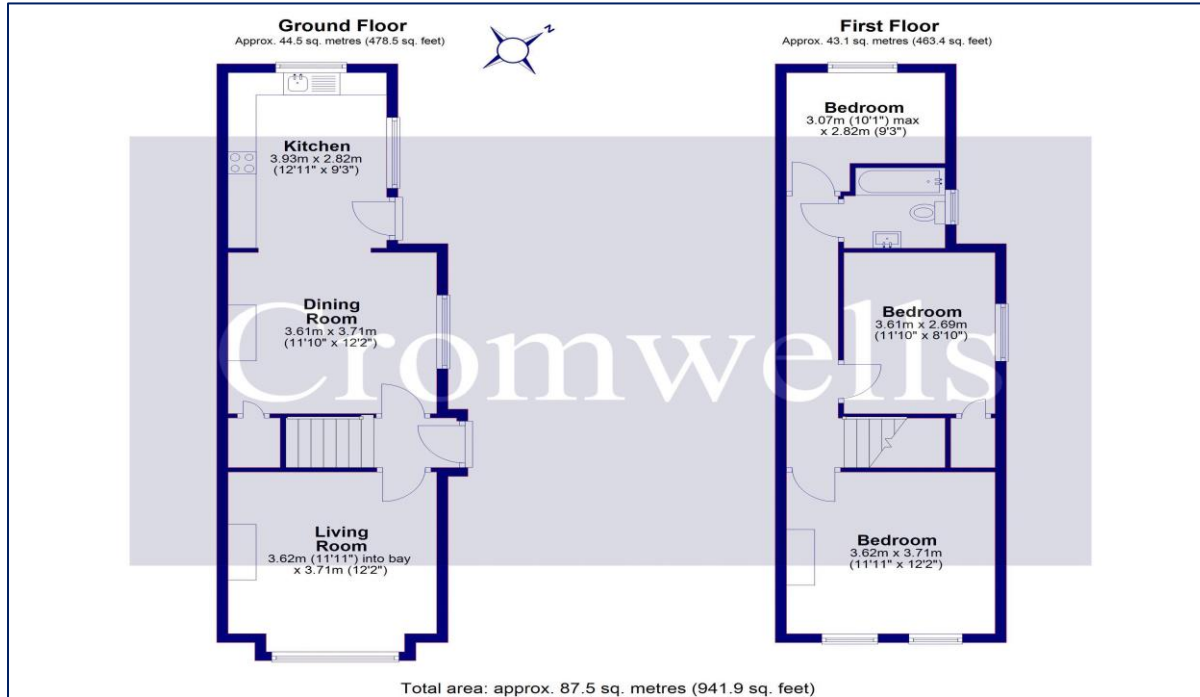
Side aspect

Outside

Good size West facing rear garden

Easily maintained front garden with side access





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



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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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