

Cromwells



**Hope Close, Sutton , Surrey, SM1 4AT
Offers in Excess of £300,000**

A one double bedroom End of Terrace house. The property is situated in a popular residential development in a peaceful cul-de-sac location within walking distance of Sutton Town Centre, providing a wide range of shops, bars, restaurants and leisure facilities. Ideal for Transport links including Sutton (National Rail) and regular services into London. The property is offered to the market with NO CHAIN.



***NO CHAIN *Recently installed boiler
*Off street parking & garden area
*Convenient Location**

Front door leading to:

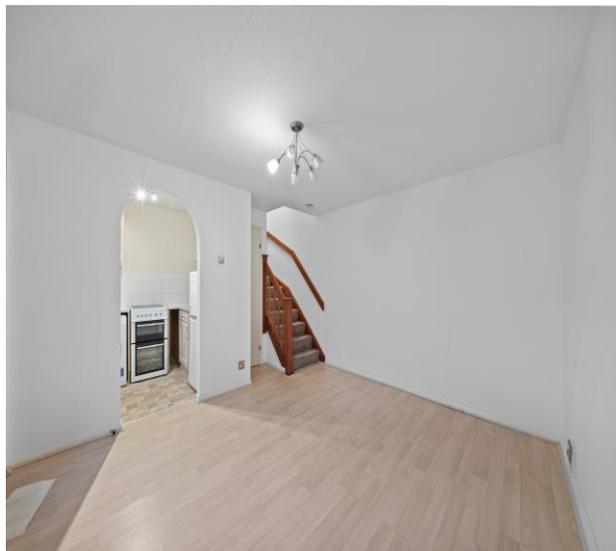
Living Room - 12' 10" x 17' 9" (3.91m x 5.41m)

Front aspect, leading into kitchen

Kitchen - 9' 8" x 6' 3" (2.94m x 1.90m)

Front Aspect

Storage cupboard & Stairs to first floor landing Further storage cupboard on landing



Bedroom - 12' 10" x 11' 2" (3.91m x 3.40m)

Front aspect, fitted wardrobe cupboards

Bathroom

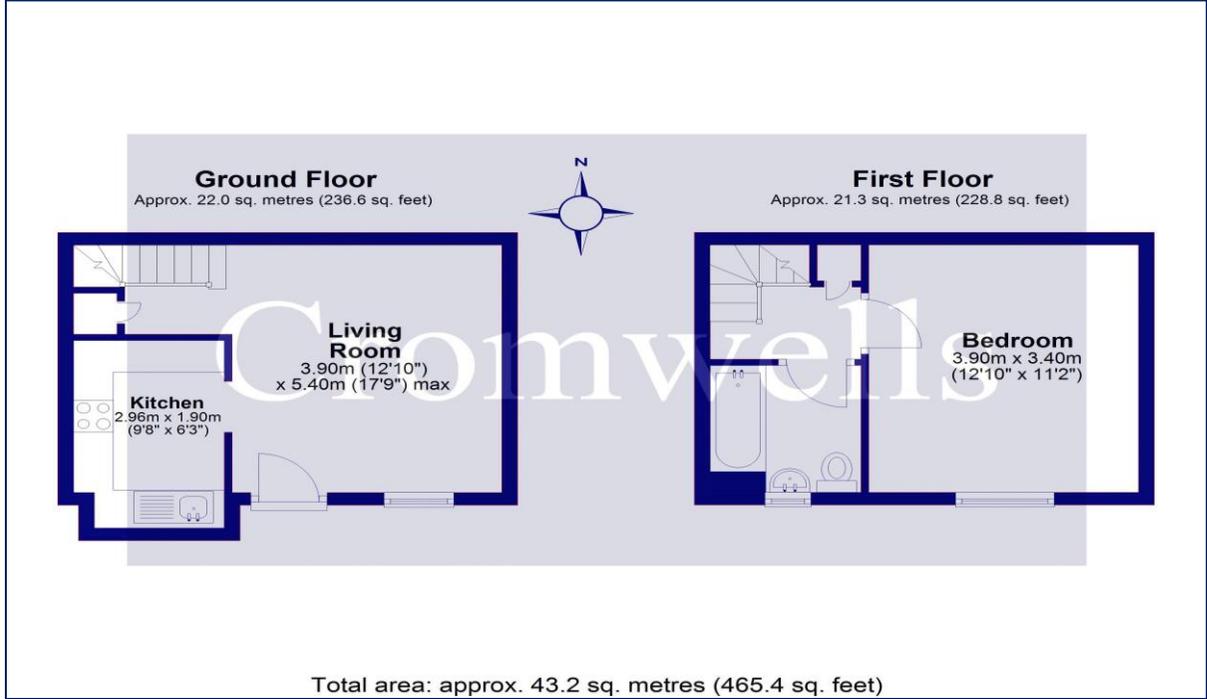
Front aspect

Outside

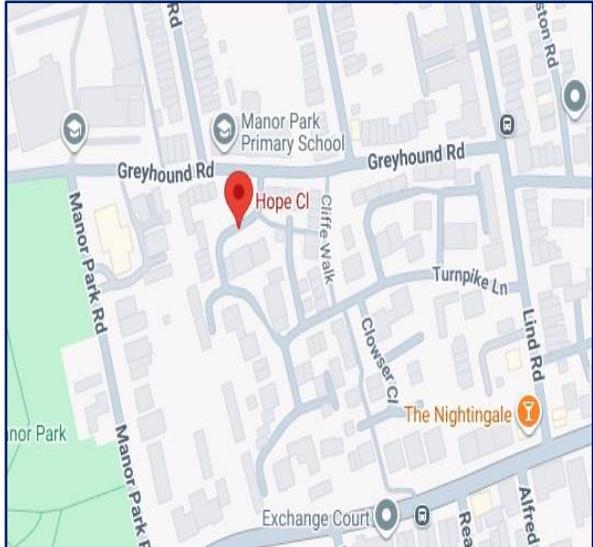
Driveway for off Street Parking

Garden Area





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

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