

A beautifully presented four bedroom detached property with 120ft x 110ft L shaped garden and extensive living accommodation including adjoining lounge and dining room, study, downstairs shower/utility room, en-suite and family bathrooms. The property is situated in a premier South Sutton location close to local schools, shops and transport links.







*Four Bedrooms *Downstairs Shower Room *Large Driveway *19ft Kitchen/ Breakfast Room

Double Glazed Door to -

Entrance Hall-

Radiator, laminate flooring.

Lounge - 16' 4" x 13' 8" (4.97m x 4.16m)

Double glazed windows, feature open fireplace, radiators, wood flooring, double doors to:

Dining Room - 17' 3" x 13' 10" (5.25m x 4.21m)

Double glazed patio doors to rear garden, fitted bookshelf, radiator, wood panelled flooring.

Kitchen/Breakfast Room - 19' 3" x 13' 5" (5.86m x 4.09m)

Sink unit with cupboards below, work surface with cupboards and drawers below, matching eye level cupboards, space for cooker, plumbing, integrated fridge and freezer, built in larder cupboard, double glazed windows, door to rear garden.

Study - 14' 3" x 10' 2" (4.34m x 3.10m)

Dual aspect double glazed windows, radiator.

Downstairs Shower Room -

Fully tiled shower cubicle, wash hand basin, low level WC, double glazed window, plumbing for washing machine, chrome towel radiator.

Stairs to First Floor Landing -

Double glazed window to side, airing cupboard housing hot water tank, and access to loft space.

Bedroom 1 - 16' 0" x 14' 8" (4.87m x 4.47m)

Double glazed windows, fitted wardrobe cupboards, radiator, door to:

En-suite Shower Room -

Fully tiled shower cubicle, wash hand basin, low level WC, double glazed window, chrome towel radiator.

Bedroom 2 - 12' 8" x 12' 2" (3.86m x 3.71m)

Double glazed windows, radiator, wood panelled flooring.

Bedroom 3 - 10' 11" x 9' 2" (3.32m x 2.79m)

Double glazed windows, radiator, built in wardrobe cupboard, wood panelled flooring.

Bedroom 4 - 8' 8" x 7' 7" (2.64m x 2.31m)

Double glazed windows, radiator, wood panelled flooring.

Modern Bathroom -

Panel enclosed bath, wash hand basin, low level WC, fully tiled shower cubicle, double glazed windows, chrome towel radiator.

Outside -

Superb L shaped rear garden extending to approximately $120 \mathrm{ft} \times 110 \mathrm{ft}$, paved patio area, large lawn with mature trees and shrubs, flower boarders and beds, garden shed, (part of garden previously used as a tennis court), side access.

Attached garage, with power and light.

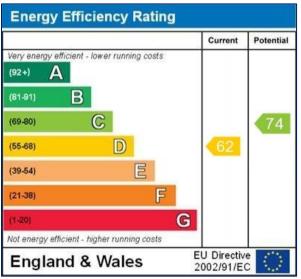
Large graveled driveway.











Cromwells



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



95 Banstead Road Carshalton Surrey SM5 3NP



020 8642 5468



cromwellscb@btconnect.com



www.cromwells.uk.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning ,building regulations or other consents have been obtained