



Woodend, Sutton, Surrey, SM1 3LJ
Price £625,000

Guide

Cromwells are pleased to offer to the market a rarely available, spacious and very well presented two double bedroom detached bungalow with NO CHAIN. The property offers fantastic potential to extend (STPP) and benefits from a large rear garden. This home is located in a highly sought-after location and is ideally located for access to excellent local schools and Sutton town centre offering an array of shops, bars and restaurants as well as transport links to London.



***Spacious Living Accomodation *Driveway and Garage
*Sought after Location *NO CHAIN**

Hallway

Reception - 20' 3" x 13' 2" (6.17m x 4.01m)

Kitchen/Breakfast Room - 14' 4" x 11' 0" (4.37m x 3.35m)

Utility room - 11' 3" x 4' 11" (3.43m x 1.50m)

Conservatory - 18' 9" x 9' 10" (5.71m x 2.99m)



Bedroom 1 - 13' 4" x 11' 4" (4.06m x 3.45m)

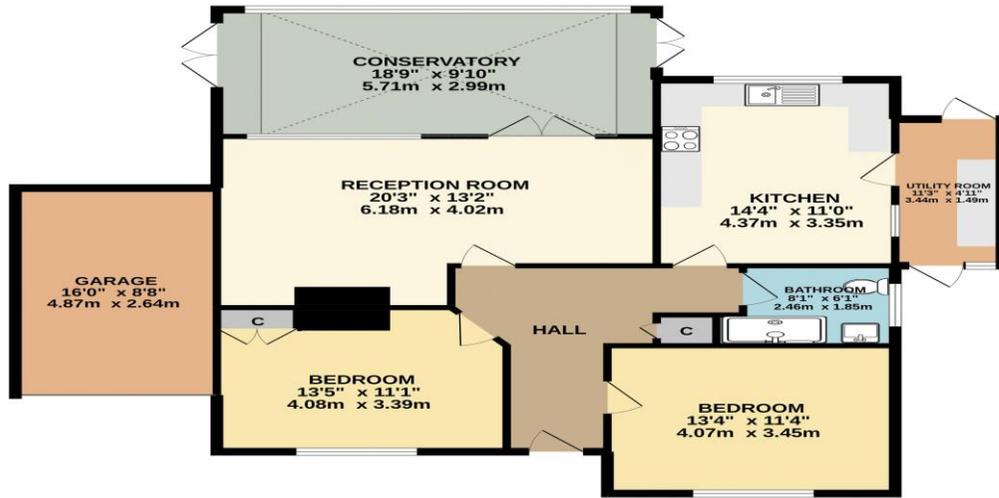
Bedroom 2 - 13' 5" x 11' 1" (4.09m x 3.38m)

Bathroom - 8' 1" x 6' 1" (2.46m x 1.85m)

Garage - 16' 0" x 8' 8" (4.87m x 2.64m)



GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and appropriateness shown hereon are not intended and no guarantee is given.

Council Tax E Local Authority: London Borough of Sutton Tenure



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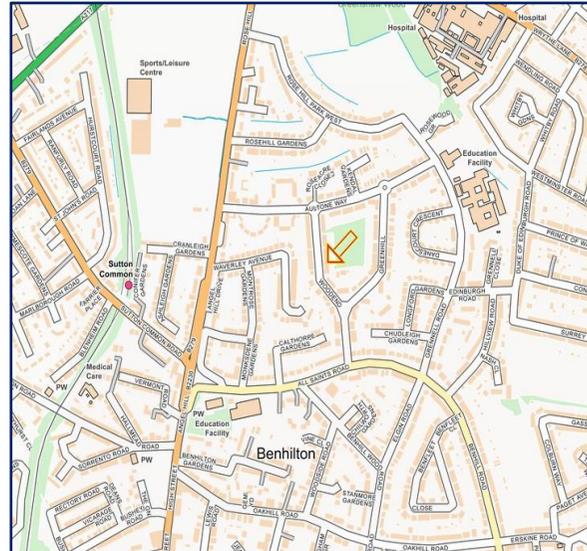


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		



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