



**Cromwells**  
Estate Agents

**Crossways, Sutton, Surrey, SM2 5LD**  
**£950,000**

**A beautifully presented and extended 4 bedroom and 3 reception room Semi-Detached family home In a highly sought after residential road in South Sutton, within easy reach of a selection of excellent primary and secondary schools. The location is also ideal for both Sutton and Carshalton mainline stations with excellent service into London which are within walking distance making it ideal for commuters. The property also benefits from a detached home office & shower room.**



**\*4 Bedrooms (Master with en-suite)**

**\*29' Kitchen/Dining Room & 24'7 Reception Room  
+ further 16' Reception Room**

**\*Detached Home Office & shower room in large rear  
garden**

**\*Off Street Parking for 2+ vehicles & Detached Garage**

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**Front door**

Leading to boot room (vestibule) door to hallway

**Hallway**

Storage cupboard. Doors leading to:

**Reception room - 24' 7" x 11' 6" (7.49m x 3.50m)**

Double aspect, fireplace, doors leading to garden

**Reception Room - 16' 1" x 9' 8" (4.90m x 2.94m)**

Front aspect

**Kitchen/Dining Room - 29' 0" x 8' 8" (8.83m x 2.64m)**

Doors to garden

**Utility room**

Rear aspect with WC & wash hand basin

**Stairs up to first floor landing**

Doors leading to:

**Master Bedroom - 17' 9" x 10' 10" (5.41m x 3.30m)**

Rear aspect, range of fitted wardrobe cupboards, doors overlooking garden, door to en-suite shower room

**En-suite shower room**

Rear aspect leading from Master Bedroom

**Bedroom 2 - 16' 1" x 9' 8" (4.90m x 2.94m)**

Front aspect, fitted wardrobe cupboard.

**Bedroom 3 - 13' 0" x 11' 8" (3.96m x 3.55m)**

Front aspect, double wardrobe cupboards.

**Bedroom 4 - 9' 8" x 9' 4" (2.94m x 2.84m)**

Rear aspect, built in wardrobe cupboard

**Family Bathroom - 12' 8" x 6' 1" (3.86m x 1.85m)**

Front aspect

**Outside**

**Large rear garden**

Detached home office with shower room & WC

**Detached Home Office - 21' 0" x 17' 1" (6.40m x 5.20m)**

Incorporating sink and door to shower room, with wash hand basin & WC

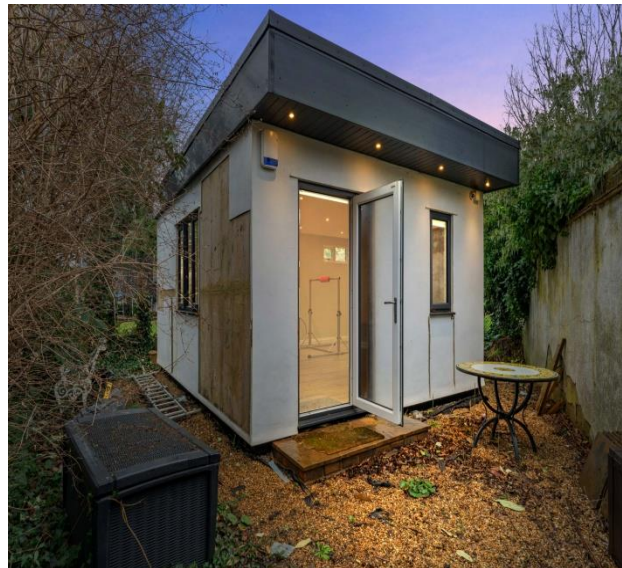
**Shower Room**

To rear of home office

**Detached Garage**

With power and lighting, access to rear water tap

**Driveway to front for off road parking for 2+ vehicles**





## Council Tax - F

### Local Authority: London Borough of Sutton

### Tenure - Freehold



95 Banstead Road  
Carshalton  
Surrey  
SM5 3NP



020 8642 5468

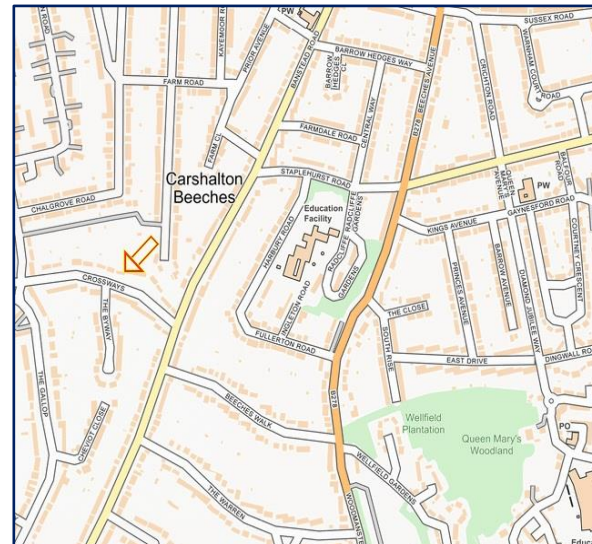


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[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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