



Furzedown Road, South Sutton, Surrey, SM2 5QE
Guide Price £725,000

A beautifully presented three bedroom semi detached house with driveway and garage to side, situated in a sought after location with local schools available, including The Avenue Primary. Points to note include the two receptions with bays and modern bathroom including both bath and shower cubicle.



***Two Reception Rooms with Bays *Modern Bathroom including Bath & Shower cubicle
*Well Maintained Rear Garden *Driveway and Side Garage**

Double Glazed Double Doors to:

Entrance Porch

Part glazed door with obscure double glazed leaded light side window to:

Entrance Hall

Internal door to garage, double radiator, under stairs storage cupboard

Lounge - 17' 0" (into bay) x 12' 6" (5.18m x 3.81m)

Double glazed leaded light bay window to front aspect, feature fireplace

Dining Room - 15' 0" (into bay) x 12' 6" (4.57m x 3.81m)

Double glazed doors with matching double glazed leaded light windows to bay area, giving access to rear garden.

Kitchen - 12' 6" x 8' 9" (3.81m x 2.66m)

Rear aspect, door to garden

Stairs to First Floor Landing

Doors to:

Bedroom One - 17' 0" (into bay) x 10' 8" (to front of wardrobes) (5.18m x 3.25m)

Double glazed leaded light bay window, front aspect.

Bedroom Two - 12' 7" x 12' 6" (3.83m x 3.81m)

Double glazed leaded light to rear aspect.

Bedroom Three - 9' 10" max x 6' 8" (2.99m x 2.03m)

Double glazed leaded light window to front aspect.

Bathroom

Refitted. White suite, feature bath with central mixer taps, and fully enclosed shower cubicle with shower unit. Double glazed obscure leaded windows.

Outside

Rear garden, with side access.

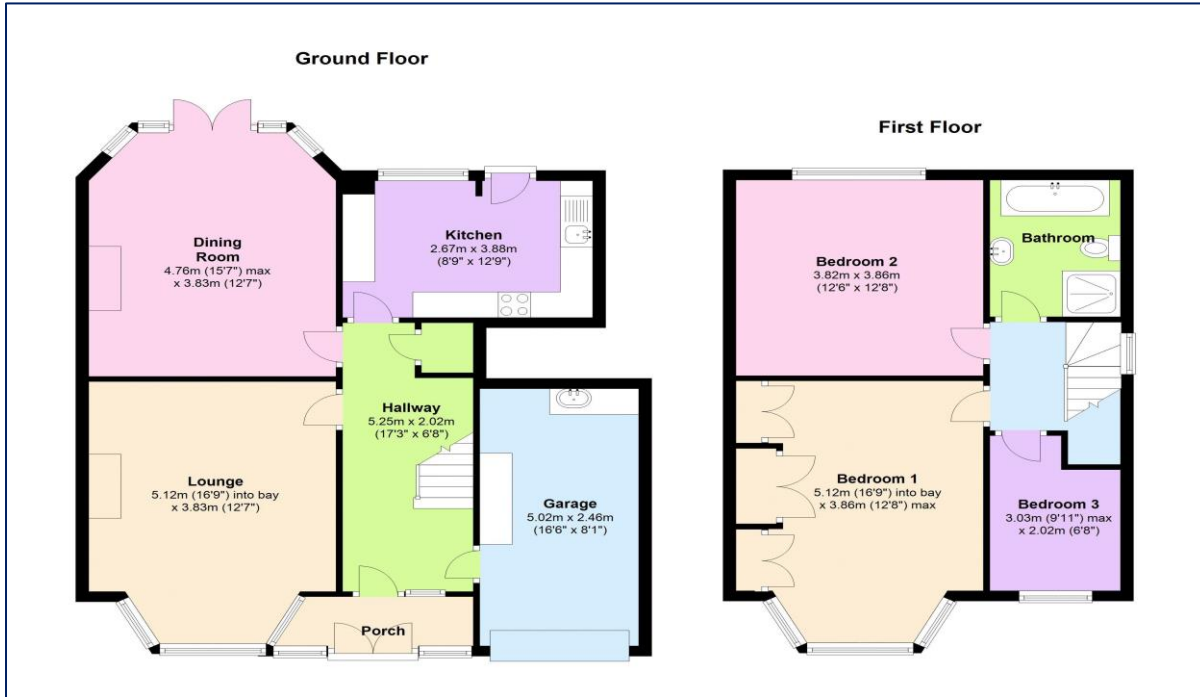
Garage

Up and over door, power and light, pitched roof, Vaillant boiler, wall and base units, sink unit inset to working surfaces, gas meter, space for washing machine, internal door to hallway.

Front Driveway

Parking for vehicles.





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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468

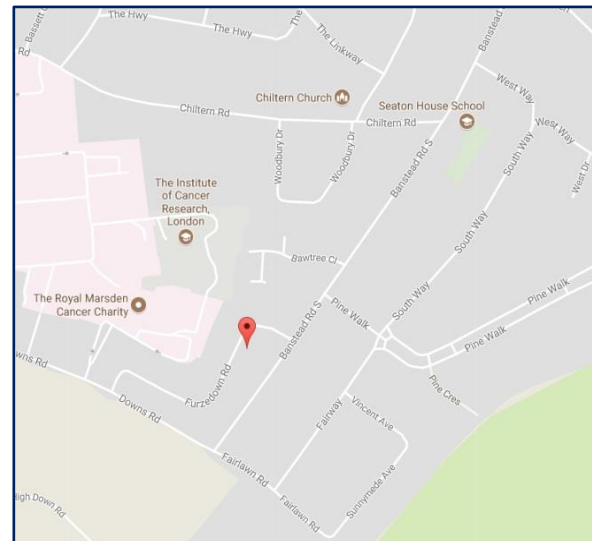


admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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