



Cromwells

**The Crescent, Sutton, Surrey, SM1 4HU**  
**Guide Price £625,000**

**A superb and well maintained character End of Terrace family home which has been extended into the loft to provide 4 bedrooms and 2 bathrooms. Ideally located in a quiet and convenient Cul de Sac, close to the Town Centre and Sutton Mainline Station. Carshalton Mainline Station is also close by and offers excellent services into London. There are several sought after schools including Sutton Grammar, 'St Philomena's/St Mary's', 'Manor Park Primary Academy', all within easy walking distance. Local shops and parks are also easily accessible.**



**\*4 Bedrooms & 2 bathrooms \*Off Street  
Parking for 2 Vehicles  
\*South Facing well maintained rear garden  
with side access \*Quiet Cul-de-Sac location**

### **Storm Porch**

Front door leading to:

### **Entrance Hall**

Storage and doors to:

**Living Room - 15' 3" x 11' 6" (4.64m x 3.50m)**

Front aspect with square bay window. Fireplace

**Dining Room - 17' 3" x 12' 6" (5.25m x 3.81m)**

Rear aspect, door to kitchen, doors out to garden. Fireplace

**Kitchen - 8' 2" x 8' 2" (2.49m x 2.49m)**

Rear aspect, door to garden

**Stairs to first floor landing**

Storage cupboard, doors to:

**Bedroom 1 - 12' 8" x 11' 2" (3.86m x 3.40m)**

Front aspect

**Bedroom 2 - 12' 6" x 9' 10" (3.81m x 2.99m)**

Rear aspect

**Bedroom 3 - 8' 6" x 5' 9" (2.59m x 1.75m)**

Front aspect

**Family Bathroom - 7' 1" x 6' 5" (2.16m x 1.95m)**

Rear aspect

**Stairs to 2nd floor**

**Master Bedroom (Bedroom 4) - 16' 1" x 12' 10" (4.90m x 3.91m)**

Eaves storage, door to en-suite shower room

**En- suite shower room - 6' 7" x 5' 9" (2.01m x 1.75m)**

Leading from Master Bedroom

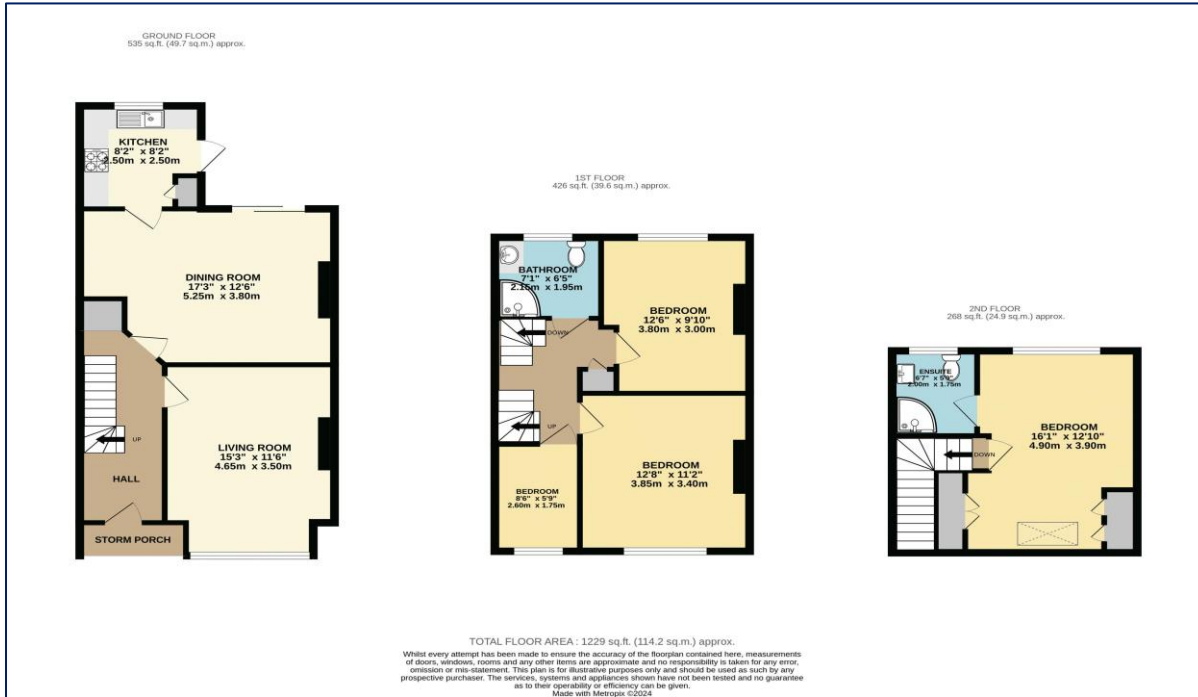
**Outside**

**South Facing well maintained rear garden**

Storage shed to rear, side access

**Driveway for off road parking for 2 cars**





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



**95 Banstead Road**  
**Carshalton**  
**Surrey**  
**SM5 3NP**



**020 8642 5468**

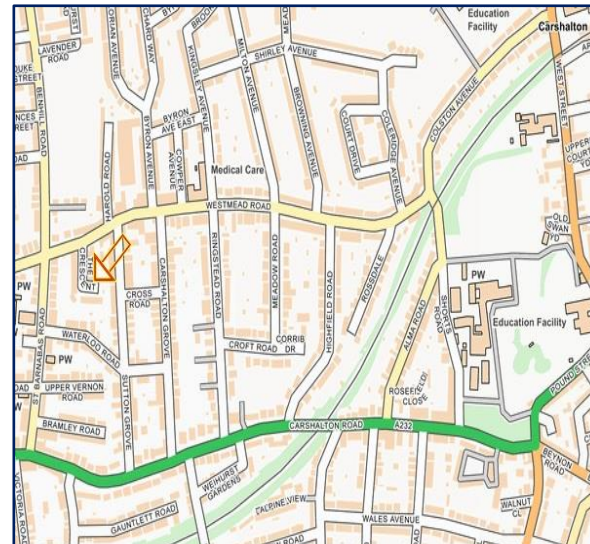


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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