



Hope Close, Sutton, Surrey, SM1 4AT
Guide Price £450,000

A modern 2 bedroom End of Terrace house with garage. The property is situated in a popular residential development in a peaceful cul-de-sac location within walking distance of Sutton Town Centre, providing a wide range of shops, bars, restaurants and leisure facilities. Also well performing schools are just a short distance away. Also ideal for Transport links including Sutton (National Rail) and regular services into London.



- *West Facing Garden**
 - *Garage**
 - *Excellent Decorative Order**
 - *Popular Water Gardens Location**
-

Storm Porch

Front door leading to:

Living Room - 16' 5" x 10' 10" (5.00m x 3.30m)

Opening through to kitchen, front aspect

Kitchen - 10' 10" x 9' 2" (3.30m x 2.79m)

Leading through from living room. Rear aspect, door to garden

Stairs up to first floor landing

Storage cupboard. Doors to:

Bedroom 1 - 10' 10" x 8' 6" (3.30m x 2.59m)
Front aspect, fitted wardrobe cupboards

Bedroom 2 - 10' 10" x 5' 9" (3.30m x 1.75m)
Rear aspect, fitted wardrobe cupboards

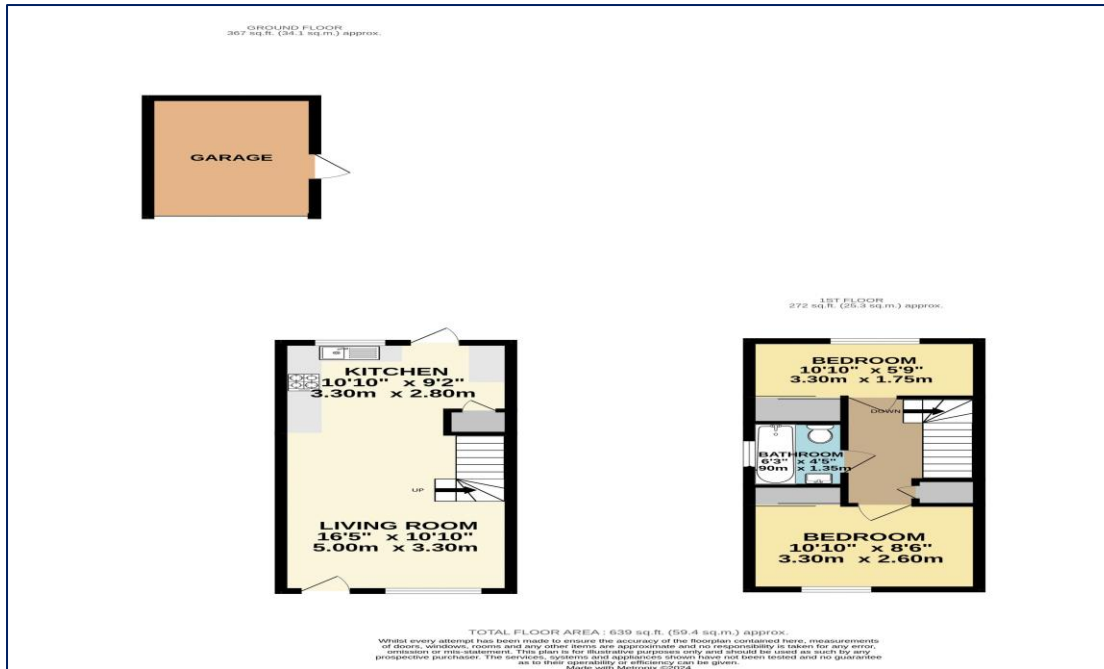
Bathroom - 6' 3" x 4' 5" (1.90m x 1.35m)
Side aspect

Outside

West Facing Rear Garden

Garage





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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Energy efficiency chart



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