



The Brambles, Duke Of Edinburgh Road, Sutton, Surrey, SM1 3NY
Guide Price £325,000

A good size two bedroom first floor maisonette with its own private rear garden and garage. This property offers ample storage, including a large loft space, impressive lounge and balcony. Located close to well performing schools, shops and transport links.



***NO CHAIN *Garage & parking
*Private garden and balcony with
picturesque views *Long lease & no
service charge**

Entrance Hall

Storage cupboards, ladder up to large loft space. Doors leading to:

Lounge /Diner - 16' 5" x 11' 6" (5.00m x 3.50m)

Rear aspect, window and door leading to kitchen and door leading out to balcony

Balcony

Rear aspect with picturesque outlook

Kitchen - 9' 6" x 9' 2" (2.89m x 2.79m)

Leading from lounge/diner, rear aspect

Bedroom 1 - 14' 9" x 10' 2" (4.49m x 3.10m)

Front aspect, built in fitted wardrobe cupboards

Bedroom 2 - 11' 6" x 7' 10" (3.50m x 2.39m)

Front aspect, storage cupboard

Bathroom

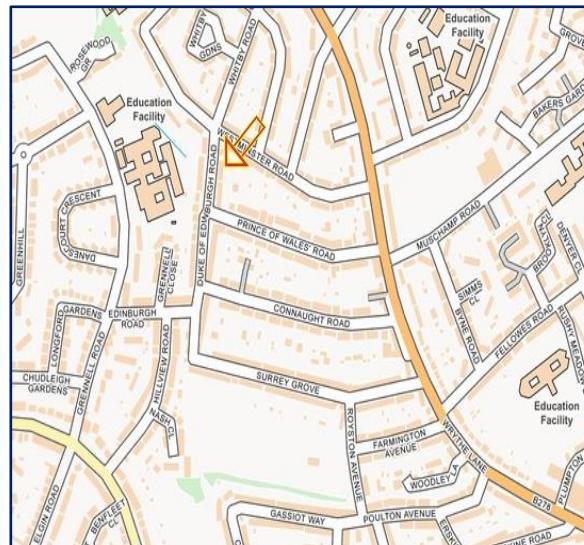
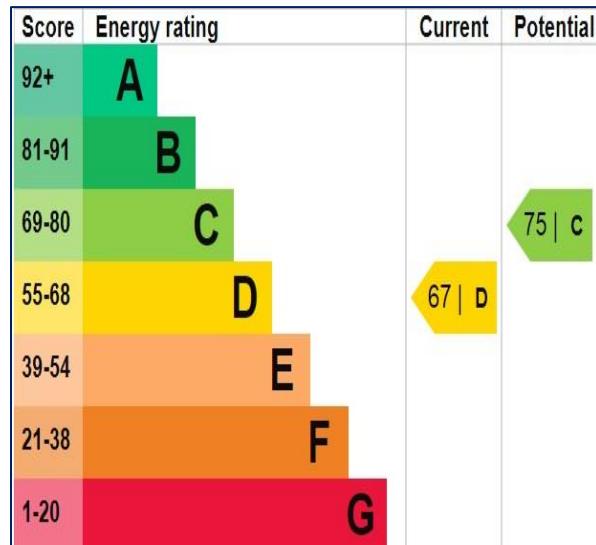
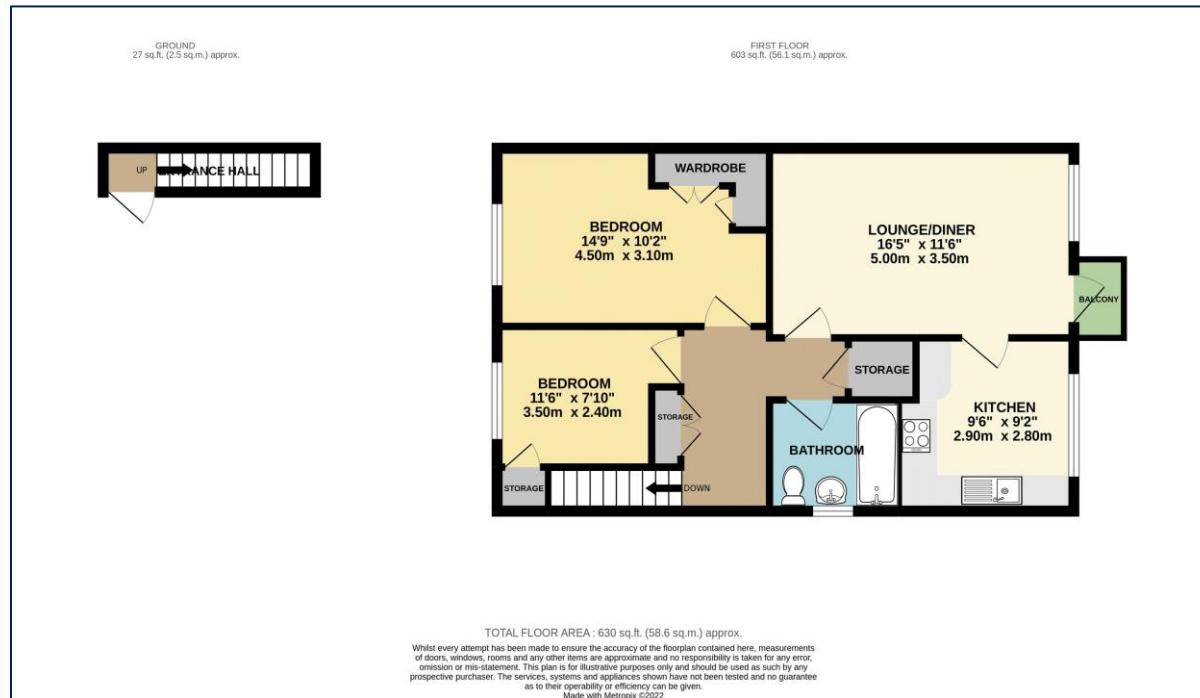
Side aspect

Outside

Large South East facing rear garden

Garage & off road parking





Council Tax - C
Local Authority: London Borough of Sutton
Tenure - Leasehold



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468



admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

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