



A three bedroom detached property built approximately two years ago by the present owner. The property boasts quality fixtures and fittings including a modern kitchen and two bathrooms and is situated in a convenient location close to Sutton Town Centre, as well as local schools and excellent transport links.



***Spacious Lounge *Two Bathrooms
*Off Road Parking
*Convenient Location**

Front Door to:

Entrance Hall

Doors to:

Reception Room - 15' 11" x 10' 2" (4.85m x 3.10m)

Rear aspect, doors to garden.

Kitchen - 12' 4" max 9' 11" max (3.76m x 3.02m)

Rear & Side Aspect

Ground Floor Shower Room

Stairs to First Floor Landing

Doors to:

Bedroom 1 - 13' 3" max x 10' 3" max (4.04m x 3.12m)

Rear aspect



Bedroom 2 - 10' 2" x 8' 2" (3.10m x 2.49m)

Front aspect

Bedroom 3 - 9' 9" max x 7' 8" max (2.97m x 2.34m)

Rear & Side Aspect

Family Bathroom

Outside

Rear garden extending to approx. 50ft. Side access.

Driveway for Off Road Parking



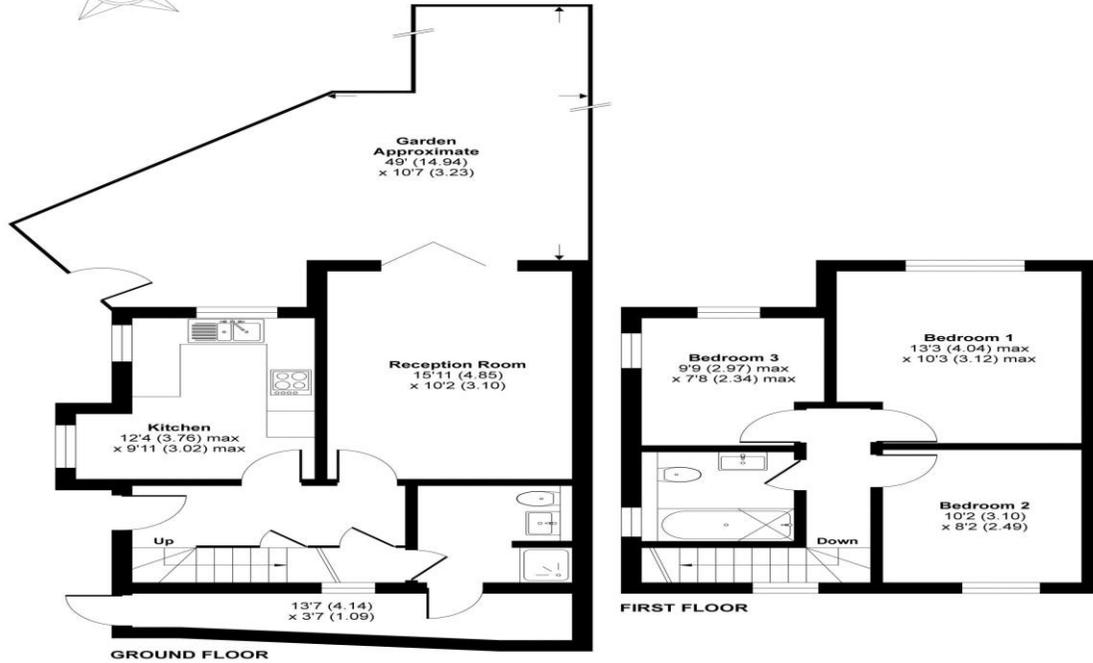
Thicket Crescent, Sutton, SM1

Approximate Area = 824 sq ft / 77 sq m

Outbuilding = 57 sq ft / 5 sq m

Total = 881 sq ft / 82 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cromwells Estate Agents. REF: 697184

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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.