



Cromwells

Wendling Road, Sutton, Surrey, SM1 3NE
Guide Price £440,000

This bright and immaculately presented chain-free three-bedroom terraced family home offers off-street parking and a generous, low-maintenance garden, perfect for entertaining. It is conveniently situated close to St Helier Hospital, local shops, excellent transport links, and a selection of highly regarded schools making it an ideal choice for first-time buyers or growing families.



***Three bedrooms *West facing rear garden
*No chain *Driveway for off street parking -
Excellent location**

Entrance Hall

Under stairs storage

Reception Room - 13' 5" x 11' 9" (4.09m x 3.58m)

Front aspect, fireplace

Kitchen - 6' 4" x 11' 10" (1.93m x 3.60m)

Fitted kitchen, storage cupboard, door opening into the garden

Bathroom

Three piece suite, rear aspect window, storage cupboard



Bedroom 1 - 9' 2" x 17' 10" (2.79m x 5.43m)

Very large master bedroom, front aspect window, built in wardrobes

Bedroom 2 - 10' 9" x 9' 2" (3.27m x 2.79m)

Rear aspect window, built in wardrobe

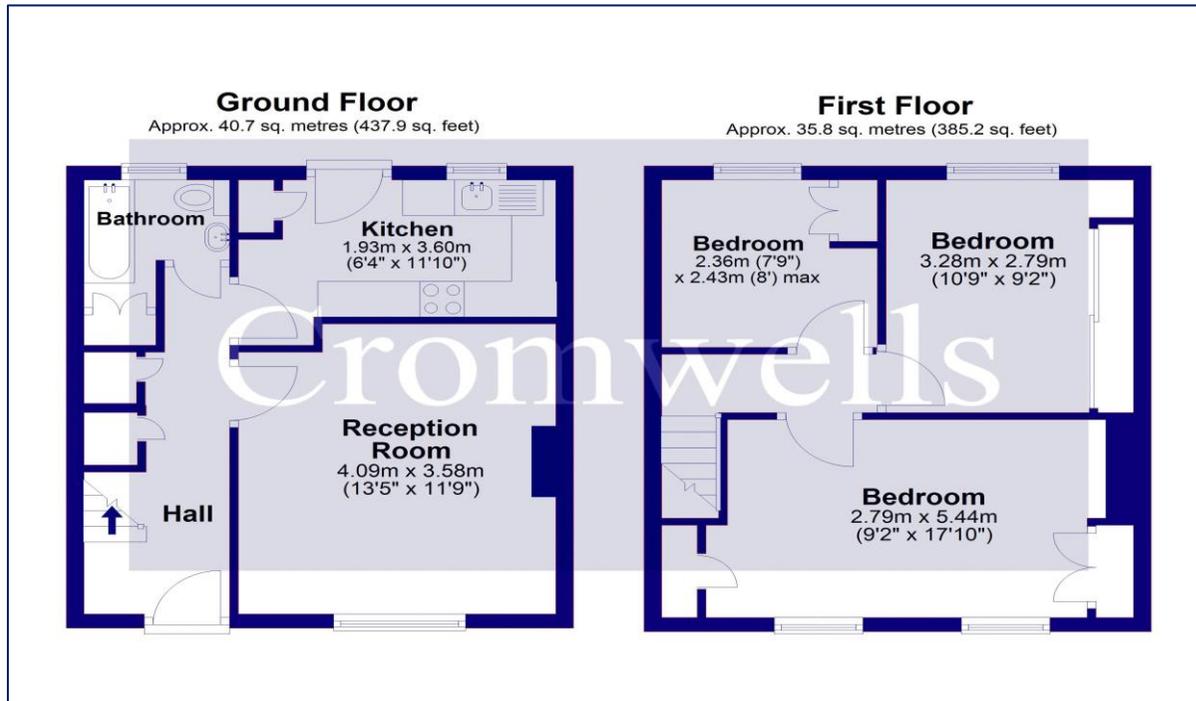
Bedroom 3 - 7' 9" x 8' 0" (2.36m x 2.44m)

Rear aspect window, built in wardrobe

Large West facing rear garden

Driveway for off street parking





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

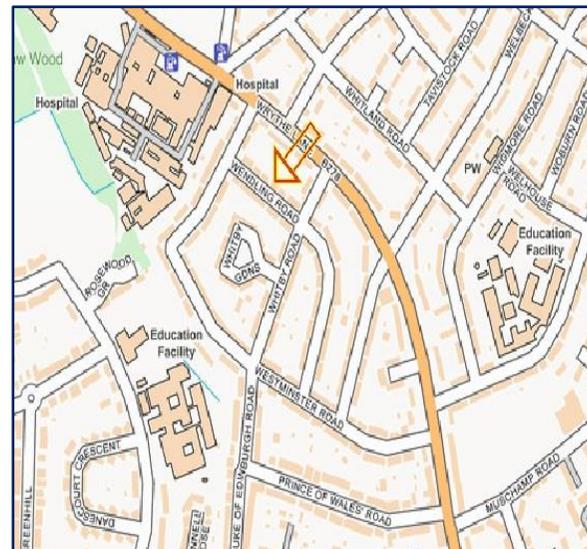
 **95 Banstead Road**
Carshalton
Surrey
SM5 3NP

 **020 8642 5468**

 **admin@cromwellscarshalton.com**

 www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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