



# Cromwells

**Chalgrove Road, Sutton, Surrey, SM2 5JT**  
**Guide Price £1,200,000**

**With NO CHAIN, we are excited to offer you this extremely spacious double fronted Detached family home. Along with great kerb appeal, this property has so much to offer, with 5 double bedrooms, 3 Reception Rooms and 2 Bathrooms as well as an extra lobby room leading to a large 22' loft area. Located on a highly sought after tree-lined road in South Sutton, it gives you easy access to the High Streets shops, restaurants and amenities. Sutton Mainline Station is within walking distance, providing direct links to Central London, and there is also a hopper bus just a short walk away at Crossways or Langley Park Road. The area is well served with high performing schools, covering primary, secondary and grammar.**



**\* NO CHAIN**

**\* 5 Double Bedrooms, 3 Reception Rooms and 2 Bathrooms**

**\* 22'10 Loft Room**

**\*Large Double Garage which includes a Store workshop & Tool Shed**

**\*Large Rear Garden**

### **Entrance Hall**

Large welcoming entrance hall, carpet, storage cupboard.

Doors to:

### **Reception Room - 21' 4" x 13' 0" (6.50m x 3.96m)**

Lead lined bay window to front aspect, large lead lined feature window letting in lots of natural light, feature fireplace, carpet.

### **Reception Room 2 - 17' 6" x 13' 0" (5.33m x 3.96m)**

Front aspect lead lined bay window, large room allowing for family dining.

### **Reception Room 3 - 17' 1" x 19' 9" (5.20m x 6.02m)**

Large 'L' shaped room, double glazed lead lined windows, double doors leading out into garden, perfect for entertaining.

### **Kitchen - 10' 10" x 13' 0" (3.30m x 3.96m)**

Large kitchen with space for dining table, ample worktops with sink and drainer with mixer tap with window above looking out into the garden, storage cupboards below and wall mounted cupboards above.

### **Utility Room - 6' 9" x 9' 0" (2.06m x 2.74m)**

Lead lined double glazed window to rear aspect, door to garden, space and plumbing for washing machine and tumble dryer.

### **Downstairs Cloakroom**



**Stairs to first floor:** Large and spacious landing, doors leading to:

**Bedroom 1 - 16' 1" x 13' 0" (4.90m x 3.96m)**

Front aspect, range of fitted wardrobe cupboards

**Bedroom 2 - 13' 3" x 13' 0" (4.04m x 3.96m)**

Front aspect, fitted wardrobe cupboards

**Bedroom 3 - 11' 6" x 13' 0" (3.50m x 3.96m)**

Rear aspect, fitted wardrobe cupboards

**Bedroom 4 - 11' 6" x 12' 8" (3.50m x 3.86m)**

Rear aspect, fitted wardrobe cupboards

**Bedroom 5 - 11' 6" x 8' 0" (3.50m x 2.44m)**

Rear aspect, fitted wardrobe cupboard

**Family Bathroom**

Rear aspect, fitted cupboard

**Shower Room**

Side aspect

**Lobby Area - 10' 6" x 6' 3" (3.20m x 1.90m)**

Small room/office space within the room there are stairs leading to:

**Loft Room - 15' 9" x 22' 10" (4.80m x 6.95m)**

Extremely large loft room/office with heating, power points, storage and windows letting in plenty of light.

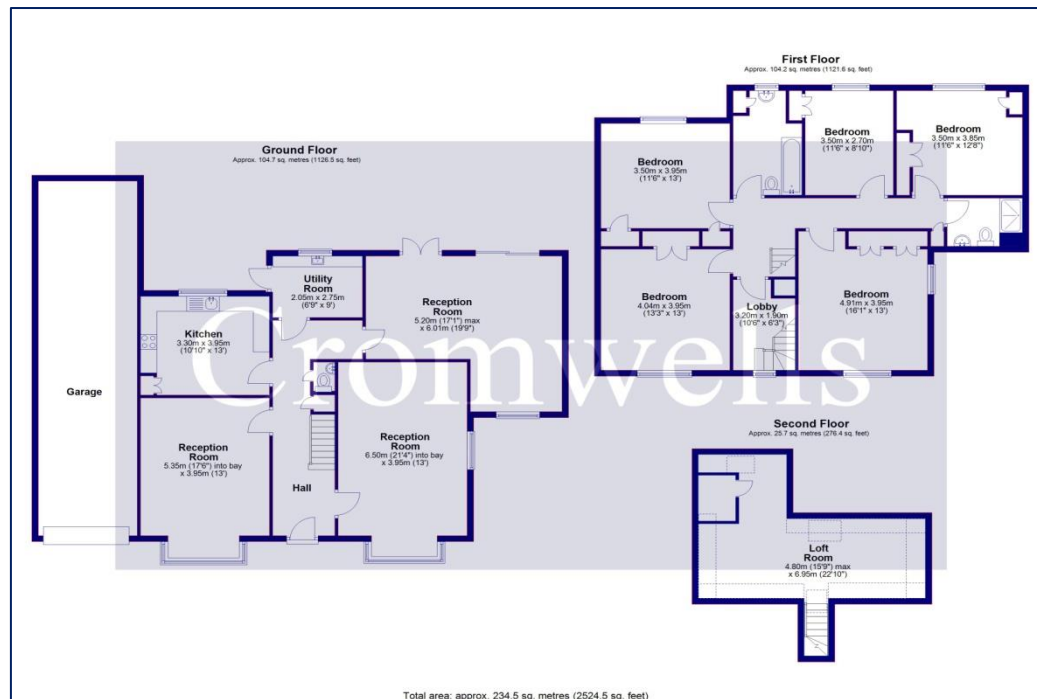
**Attached Garage**

Large double garage with the extra bonus of a store workshop/store room at the back.

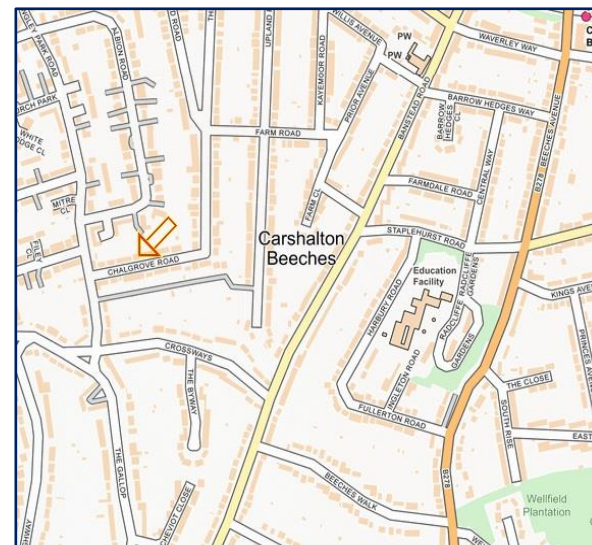
**Large Rear Garden**

Patio area with stairs leading down to a large lawn area lined with trees and shrubbery.





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		



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



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