



Cromwells

Poulton Avenue, Sutton, Surrey, SM1 3PZ
Offers in Excess of £499,950

With huge potential, a spacious 3 bedroom Semi Detached family home with a large ground floor extension, which is situated in a popular tree lined road, close to the amenities of both Carshalton and Sutton Town Centre, including a variety of shops, restaurants, gyms, other leisure facilities and transport links. Carshalton mainline train station is a short walk away, with excellent services into Central London. Well regarded local schools include Rushy Meadow Primary Academy, Greenshaw High School, Carshalton High School for Girls and Sutton Grammar School. Carshalton Boys Sports College and Carshalton College are also nearby.



***3 Reception Rooms & Ground Floor WC & NO CHAIN *13'11 x 13' 11 Kitchen
*Garage & Large Driveway *Large Rear Garden**

Canopied Entrance Porch
Front door leading to:

Entrance Hall
Storage cupboard. Door to:

Living Room - 11' 0" x 10' 6" (3.35m x 3.20m)
Front aspect, opening through to dining room

Dining Room - 13' 0" x 16' 11" (3.96m x 5.15m)
Leading through from living room, fireplace, opening through to reception 3, sitting room.

Sitting Room - 9' 2" x 8' 10" (2.79m x 2.69m)
Rear aspect, leading through from dining room. Doors out to garden. door to kitchen

Kitchen - 13' 11" x 13' 11" (4.24m x 4.24m)
Rear aspect, door from sitting room. door to WC. Door out to garden.

Stairs to first floor landing

Doors to:

Bedroom 1 - 14' 1" x 10' 8" (4.29m x 3.25m)

Front aspect, bay window.

Bedroom 2 - 10' 8" x 10' 6" (3.25m x 3.20m)

Rear aspect, fitted wardrobe cupboards

Bedroom 3 - 7' 1" x 6' 1" (2.16m x 1.85m)

Front aspect

Family Bathroom

Rear aspect

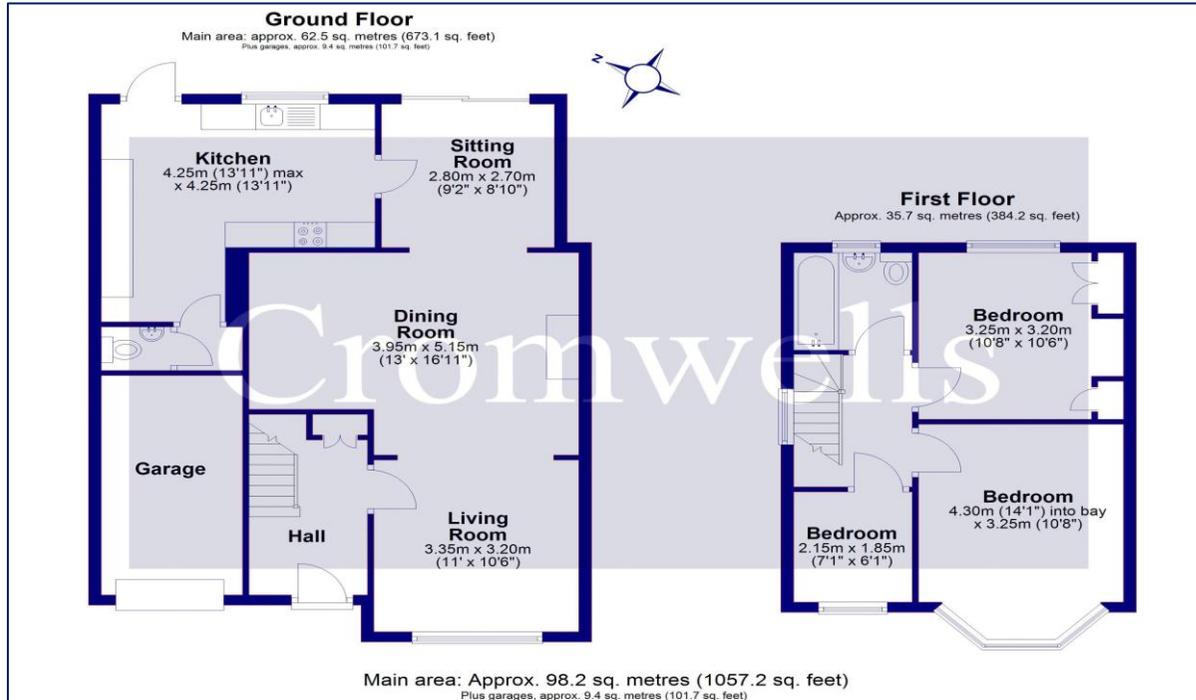
Attached Garage to side

Front access

Large Driveway for off street parking

Large Rear Garden





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



95 Banstead Road
Carshalton
Surrey
SM5 3NP



020 8642 5468

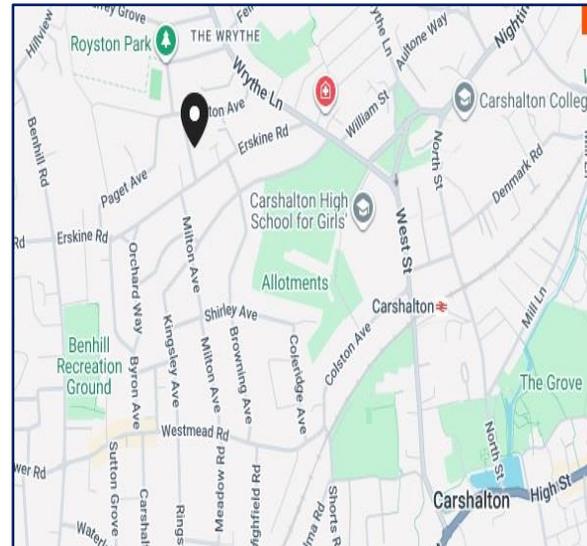


admin@cromwellscarshalton.com



www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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