



8 Ashleigh Gardens, Sutton, Surrey, SM1 3EN
Guide Price £595,000

A very well presented four bedroom semi detached family home, offering spacious and well planned accommodation, including two generous sized reception rooms and an excellent kitchen/breakfast room, the property provides further potential for extension (STPP) and is conveniently located close to local schools, Sutton town centre and excellent transport links.



***Good Size Rear Garden**
***Modern Kitchen and Bathroom**
***Downstairs Cloakroom *Popular Location**

Front Door Leading to:

Entrance Hall

Reception Room - 15' 6" max x 11' 11" max (4.72m x 3.63m)

Dining Room - 14' 7" max x 11' 5" (4.44m x 3.48m)
Doors leading to rear garden.

Kitchen/Breakfast Room - 14' 10" x 7' 5" max (4.52m x 2.26m)
Doors leading to rear garden.

Bedroom Two - 13' 6" x 8' 5" (4.11m x 2.56m)
Door leading to:

En-suite Shower Room

Stairs to First Floor Landing

Bedroom One - 14' 5" into bay x 11' 3" (4.39m x 3.43m)

Bedroom Three - 11' 1" x 10' 3" (3.38m x 3.12m)

Bedroom Four - 8' 4" x 6' 8" (2.54m x 2.03m)

Family Bathroom

Outside

Rear garden extending to approx. 70ft.

To Front:

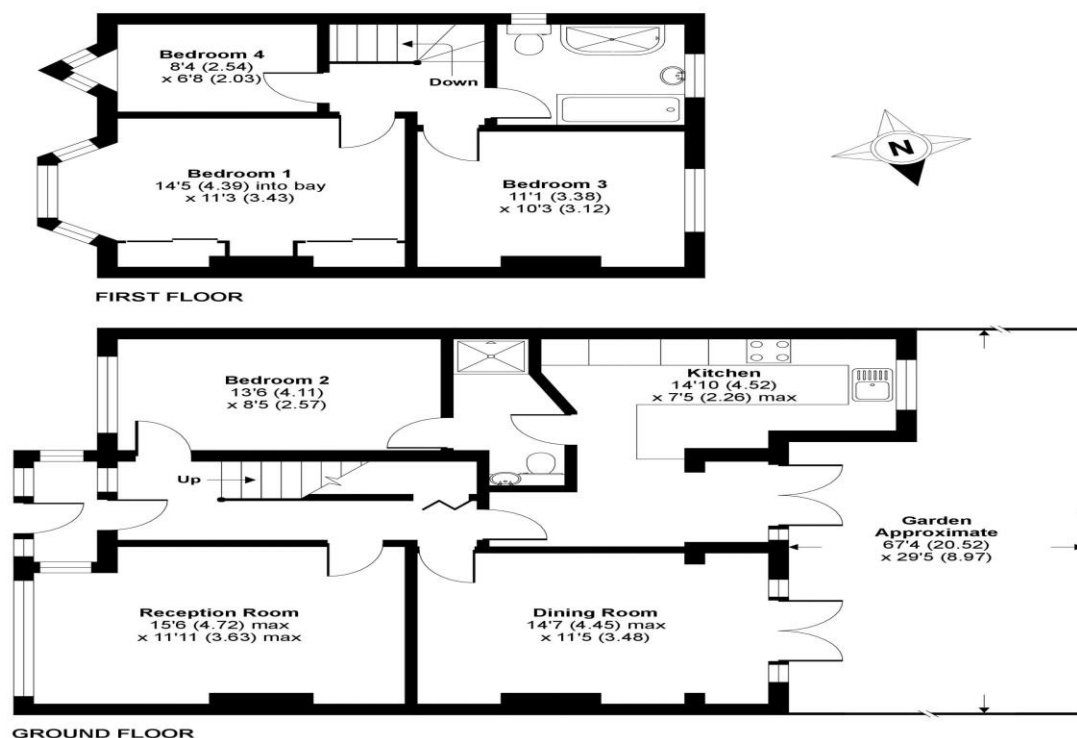
Driveway for Off Road Parking for Two Cars



Ashleigh Gardens, Sutton, SM1

Approximate Area = 1314 sq ft / 122.1 sq m

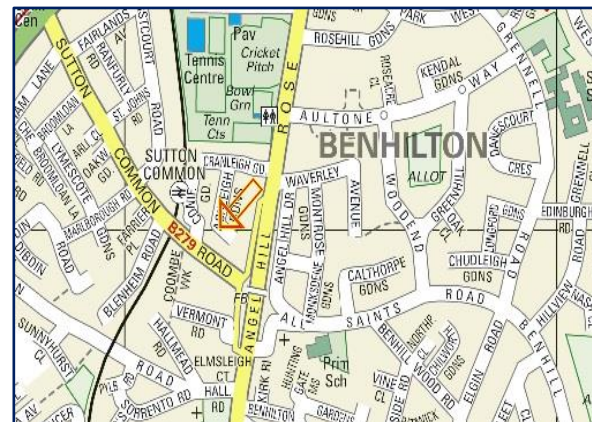
For identification only - Not to scale



Certified
Property
Measurer

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: 704230

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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

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