



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:

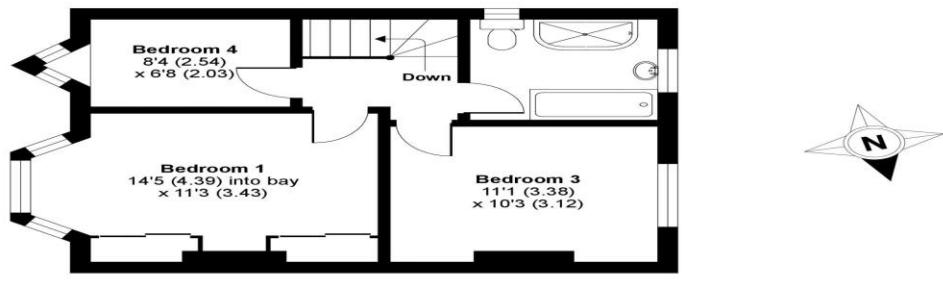
Driveway for Off Road Parking for Two Cars



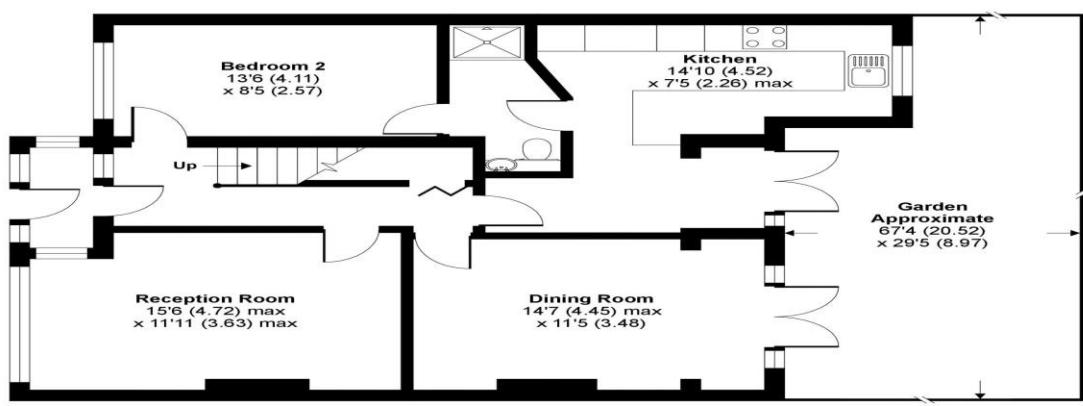
Ashleigh Gardens, Sutton, SM1

Approximate Area = 1314 sq ft / 122.1 sq m

For identification only - Not to scale



FIRST FLOOR

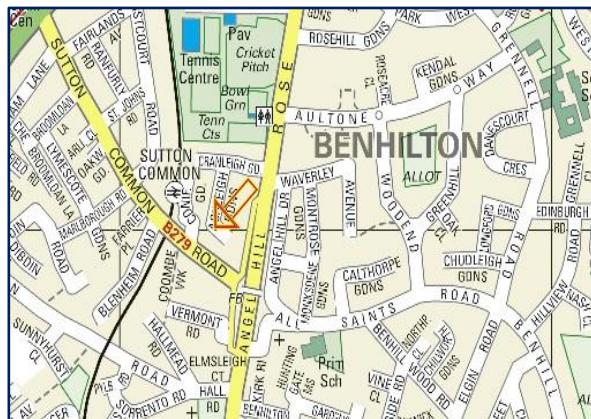


GROUND FLOOR



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: 704250

Score	Energy rating	Current	Potential
92+	A		
81-91	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