

# Cromwells



**Ringstead Road, Sutton, Surrey, SM1 4SE**  
**Offers in Excess of £650,000**

**Fully refurbished 3 bed Semi Detached family home ideally located in a popular road in Sutton within walking distance to railway networks including Sutton, Carshalton and Carshalton Beeches, serving Thameslink and Southern with excellent links into London. as well as bus services that link to Morden Station and West Croydon. Also being within the catchment area to high performing Schools including Manor Park, St Mary's Catholic Junior School, Harris Junior Academy, Sutton Grammar, Carshalton High School for Girls and St. Philomena School.**



**\*Fully modernised in 2022 to a high standard**  
**\*Planning permission granted for single storey rear extension, Porch & Loft conversion**  
**\*Large Rear Garden and Garden House installed 2023**  
**\*Ground Floor WC**

**Canopied front door**

Leading to:

**Entrance Hall**

Doors to:

**Reception Room - 15' 9" x 12' 0" (4.80m x 3.65m)**

Front aspect, bay window, fireplace, doors leading through to dining room

**Dining Room - 14' 0" x 10' 10" (4.26m x 3.30m)**

Access directly from reception room, hallway & conservatory, rear access

**Kitchen - 10' 6" x 7' 1" (3.20m x 2.16m)**

Rear aspect, door to conservatory

**Conservatory - 16' 2" x 9' 7" (4.92m x 2.92m)**

Door out to garden and access from both kitchen & dining room

**Ground floor WC - 2' 7" x 2' 6" (0.79m x 0.76m)**

Access from entrance hall

**Stairs up to first floor landing**

Doors to:

**Bedroom 1 - 15' 9" x 11' 0" (4.80m x 3.35m)**

Front aspect, bay window, fireplace, fitted wardrobe cupboards

**Bedroom 2 - 12' 0" x 11' 0" (3.65m x 3.35m)**

Rear aspect, fitted wardrobe cupboards

**Bedroom 3 - 8' 4" x 7' 0" (2.54m x 2.13m)**

Front aspect, oriel bay window, fitted wardrobe cupboards

**Bathroom - 8' 6" x 7' 0" (2.59m x 2.13m)**

Rear aspect

**Outside**

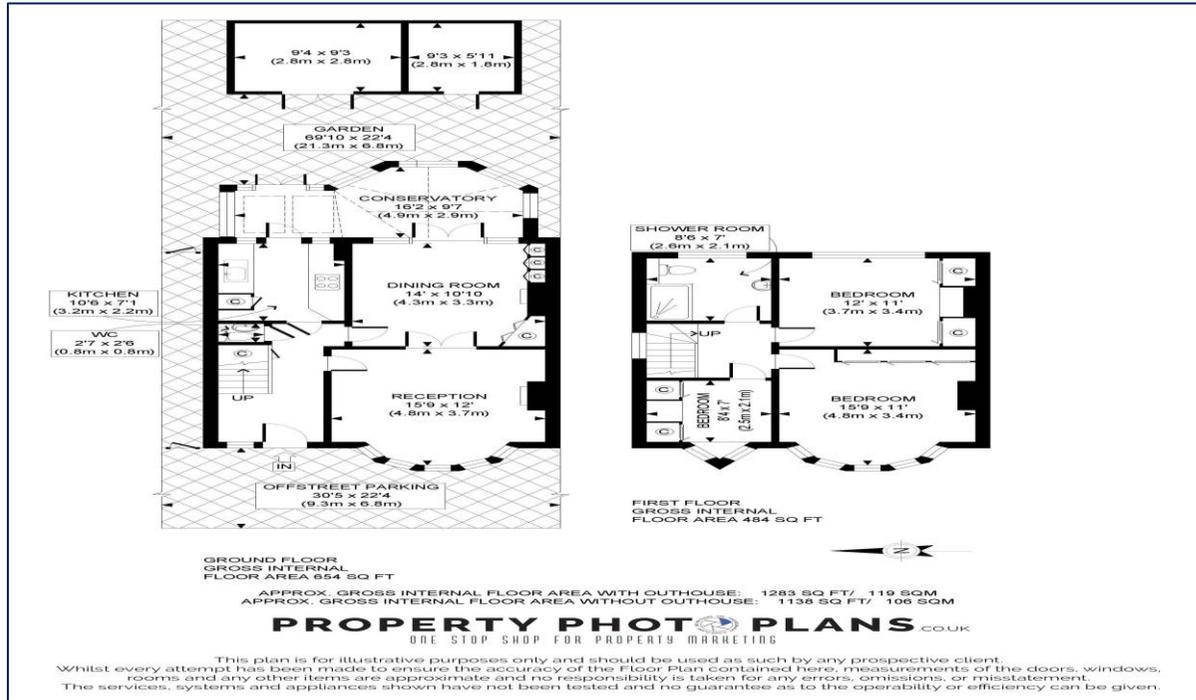
**Large Rear Garden**

22 meters and with Garden House installed in 2023.

Front side access

**Off street parking to front**





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



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



**020 8642 5468**

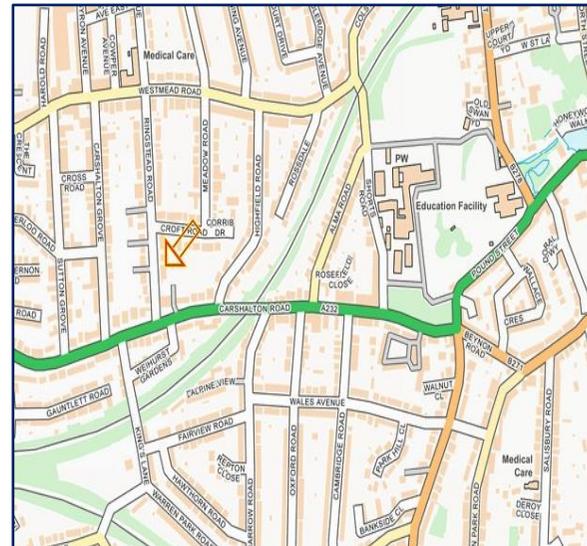


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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