



Cromwells

Hawthorn Road, Sutton, Surrey, SM1 4PF
Offers in Excess of £700,000

A beautiful and spacious 3 bedroom Edwardian Windebank Semi Detached family home with an abundance of charm and character which also has the benefit of being situated in a sought after location on the borders of Carshalton Beeches and close to transport links and high performing local schools and amenities.



- *2 Large Reception Rooms**
 - *3 Large Bedrooms**
 - *Attached Garage with driveway for off street parking**
 - *NO ONWARD CHAIN**
-

Enclosed Entrance Porch

Inner front door to:

Entrance Hall

Doors to:

Living Room - 14' 7" x 11' 10" (4.44m x 3.60m)

Front aspect, feature fireplace

Dining Room - 14' 5" x 10' 8" (4.39m x 3.25m)

Rear aspect, feature fireplace, door out to garden

Kitchen - 13' 0" x 7' 9" (3.96m x 2.36m)

Rear aspect, door out to garden

Stairs to first floor landing

Doors to:



Bedroom 1 - 13' 8" x 11' 9" (4.16m x 3.58m)

Front aspect, fitted wardrobe cupboards, wash hand basin

Bedroom 2 - 13' 3" x 10' 6" (4.04m x 3.20m)

Rear aspect, fitted wardrobe cupboard, feature fireplace

Bedroom 3 - 12' 0" x 6' 11" (3.65m x 2.11m)

Rear aspect, fitted wardrobe cupboard

Family Bathroom

Front aspect

Attached Garage to side

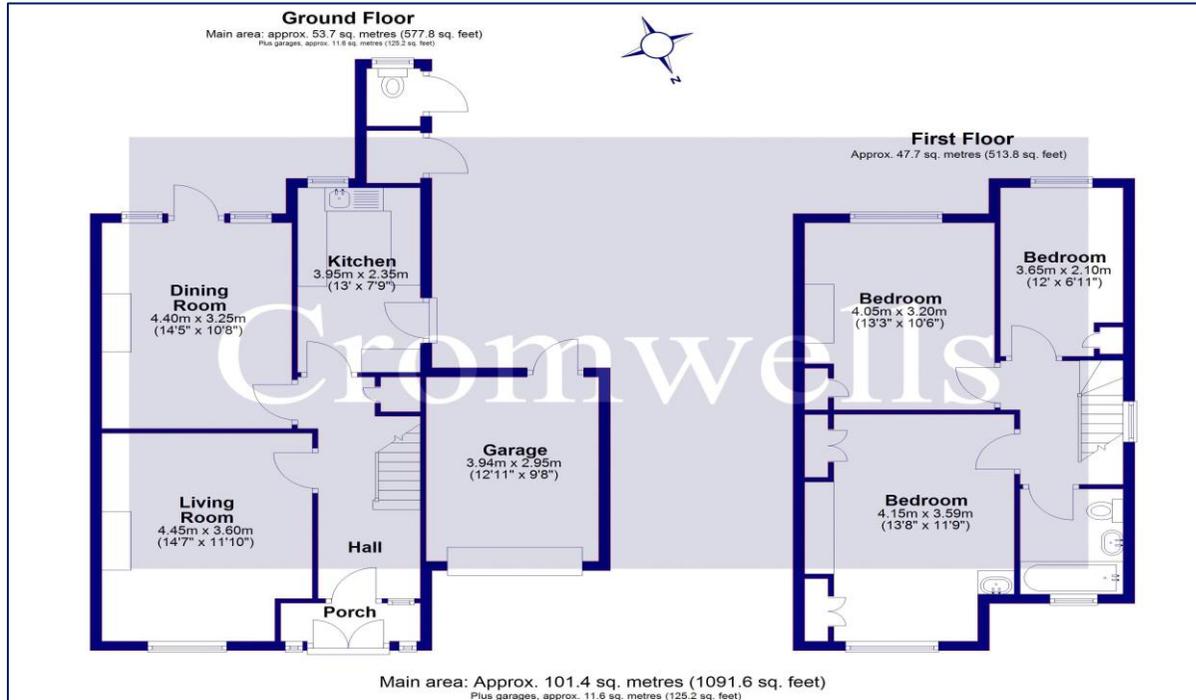
Front and rear access

Large Rear Garden

Outside storage and WC

Driveway to front for off street parking





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



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Carshalton
Surrey
SM5 3NP



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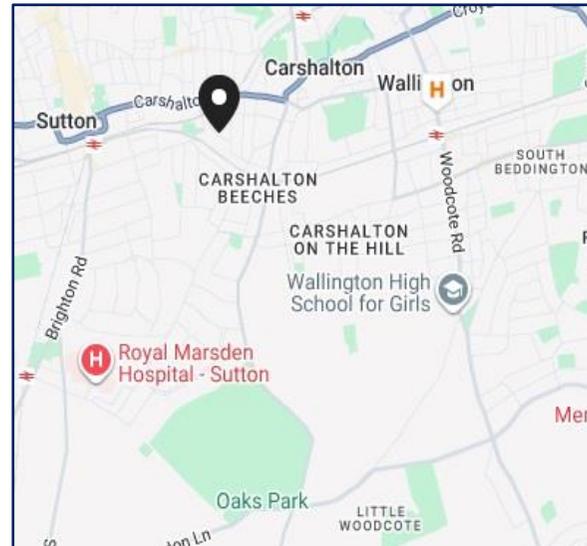


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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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