



**31 Danescourt Crescent, Sutton, Surrey, SM1 3DZ**  
**Offers in Excess of £500,000**

**A spacious and well presented four bedroom Semi Detached family home with large driveway and West facing rear garden, the property benefits from a 19ft kitchen/diner, as well as two bathrooms and is situated within a short walk of Greenshaw School and excellent transport links.**



**\*Potential to extend \*Four bedrooms  
\*Well presented \*Excellent location**

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### **Entrance Porch**

### **Entrance Hall -**

Doors to:

**Lounge - 13' 1" x 13' 1" (3.98m x 3.98m)**  
Front aspect

**Kitchen/Dining Room - 19' 11" x 8' 8"**  
**(6.07m x 2.64m)**  
Rear aspect, doors to garden

**Bedroom 3 - 14' 2" x 9' 0" (4.31m x 2.74m)**  
Front aspect

**Ground Floor En-Suite Bathroom**  
Leading from Bedroom 3



## First floor landing

**Bedroom 1 - 11' 9" x 9' 8" (3.58m x 2.94m)**

Rear aspect

**Bedroom 2 - 11' 7" x 10' 0" (3.53m x 3.05m)**

Front aspect

**Bedroom 4 - 9' 5" x 8' 1" (2.87m x 2.46m)**

Front aspect

**Shower Room -**

Rear Aspect

**Rear Garden - 50' 1" x 30' 7" (15.25m x 9.31m)**

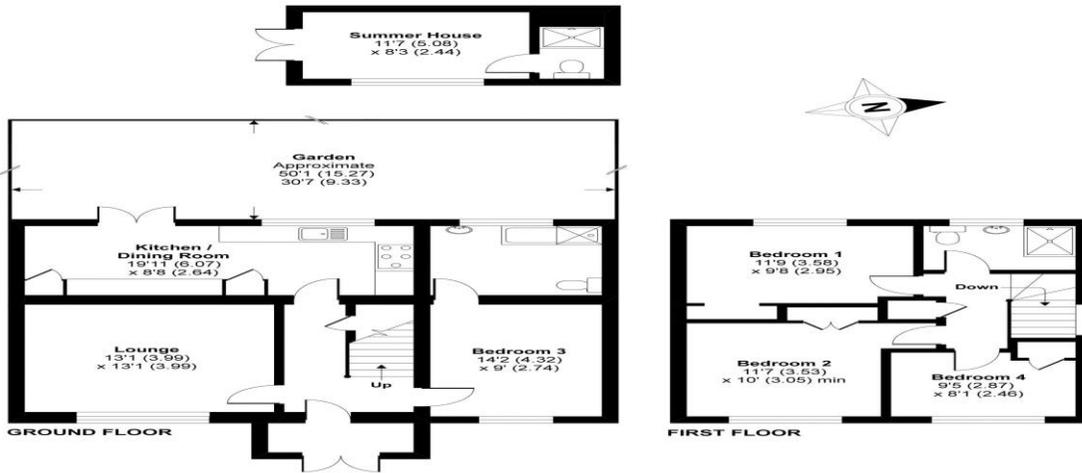
**Summer House - 11' 7" x 8' 3" (3.53m x 2.51m)**

**Off road parking to front**



### Danescourt Crescent, Sutton, SM1

Approximate Area = 1216 sq ft / 112.9 sq m  
 Outbuilding = 122 sq ft / 11.4 sq m  
 Total = 1338 sq ft / 124.3 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 (IPMS Residential). ©richscorn 2021. Produced for Cromwells Estate Agents. REF: 693674

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



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 Carshalton  
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 SM5 3NP



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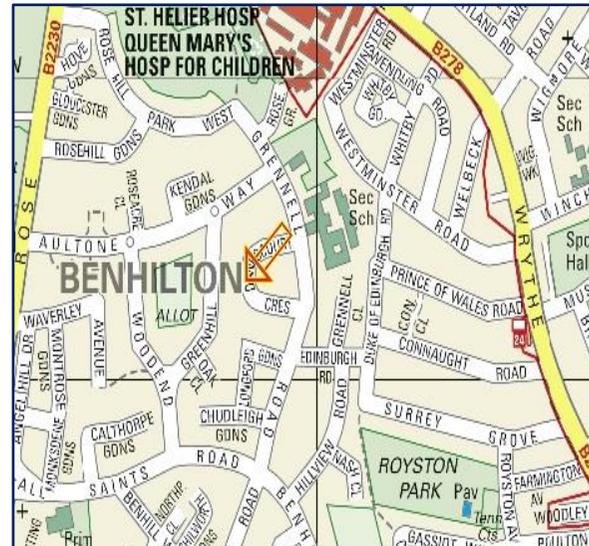


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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