



Clarence Road, Sutton, SM1 1RQ

£430,000

Cromwells are pleased to present this extended, character family home, in excellent condition and with two double bedrooms.

The terraced property is ideally located, close to all the amenities of Sutton Town Centre, including a variety of shops, restaurants, gyms and other leisure facilities, as well as a short walk from both West Sutton and Sutton main line railway stations with excellent links to Central London. There are several bus routes nearby, including to Morden Underground Station.

There are also several well regarded schools close by.
No Onward Chain. EPC rating C.

Accommodation

The front door leads to the inner porch, with space for coats and shoes, through to the spacious, open plan lounge/dining area/kitchen.

The modern fitted kitchen area has integrated appliances and a breakfast bar, as well as a door leading to the rear garden.

The lounge/dining area has wooden flooring, a log burning stove and an understair space for a study area or storage.

Upstairs there are two double bedrooms, one with fitted wardrobes, and an attractive family bathroom with a freestanding bath as well as a shower cubicle.

Outside

The garden extends to approximately 40 ft, has a patio area and is mainly laid to lawn. It is fence enclosed and has a gated rear access.





Council Tax - D
Tenure - Freehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

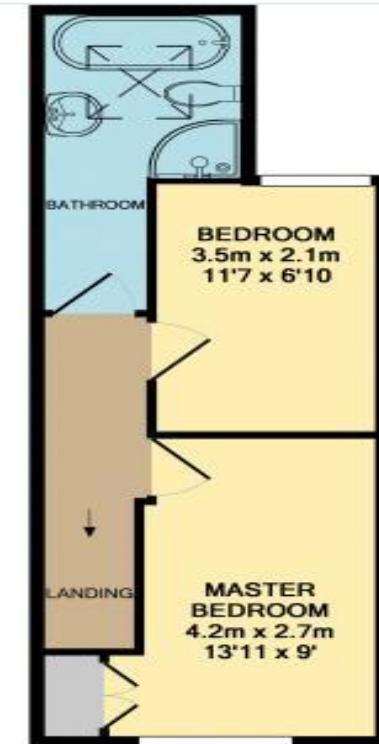
02086 424249
admin@cromwellscheam.co.uk

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GROUND FLOOR
APPROX. FLOOR
AREA 35.8 SQ.M.
(386 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 30.8 SQ.M.
(332 SQ.FT.)

TOTAL APPROX. FLOOR AREA 66.7 SQ.M. (718 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

