



**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.

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### **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

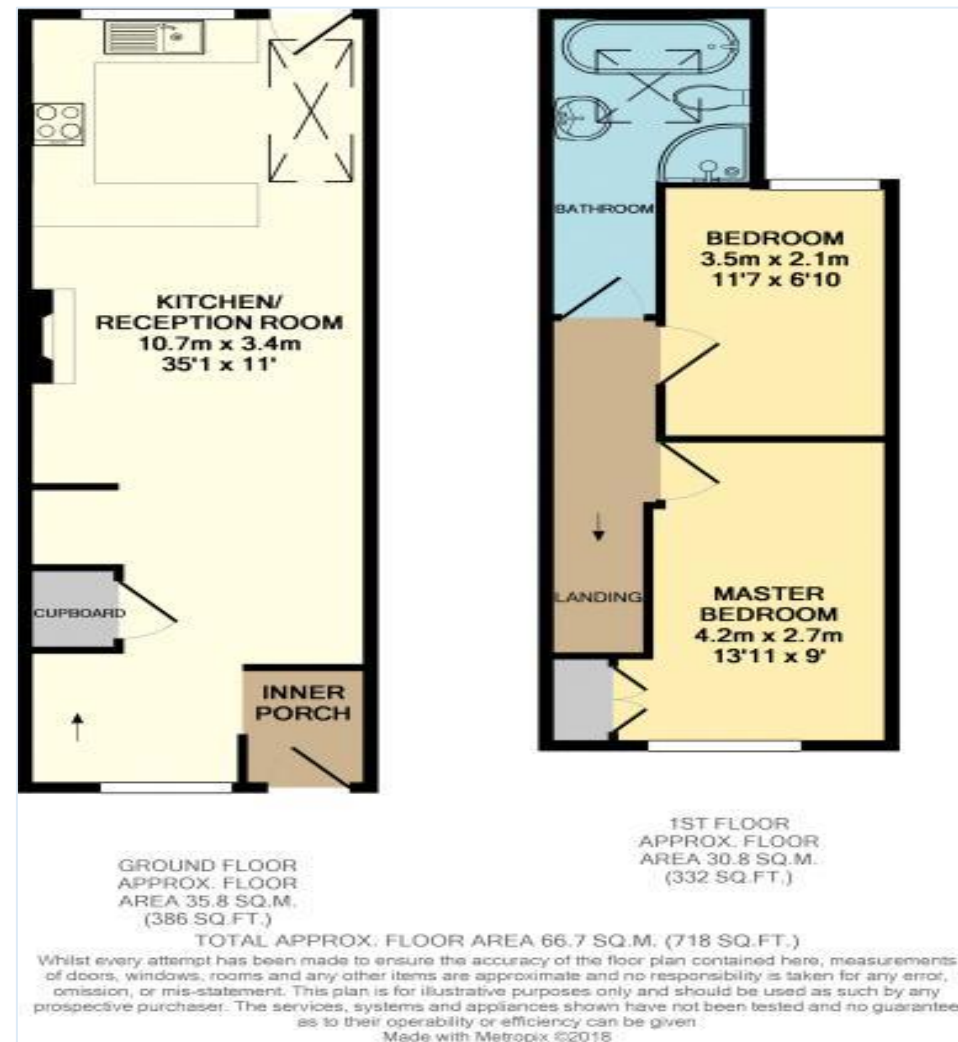
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#### Disclaimer

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



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		

