



15a Chalgrove Road, Sutton, SM2 5JT



£750,000

**Cromwells**  
ESTATE AGENTS



# 15a Chalgrove Road, Sutton, SM2 5JT

Cromwells Wallington are pleased to present this well-maintained two/three bedroom detached bungalow, ideally positioned on a highly sought-after road in South Sutton.

The property offers well-balanced accommodation including a modern fitted kitchen and bathroom, a spacious 19ft reception room, a bright conservatory, and a charming rear garden. Further benefits include a garage and off-street parking.

Conveniently located within walking distance of Sutton mainline station and Sutton town centre, residents can enjoy easy access to a wide range of shops, cafés, gyms, and amenities. Carshalton Beeches is also within easy reach, offering a variety of independent shops and cafés. The area is particularly well served by excellent schools, including Sutton Grammar, Sutton High School, and Barrow Hedges.

Offered to the market chain free, this is a fantastic opportunity and early viewing is highly recommended. Contact Cromwells Wallington today to arrange your viewing.

## Accommodation

UPVC double glazed entrance porch

Obscure double glazed composite front door to..

## Spacious entrance hall

Wood laminate flooring, double panel radiator, coved ceiling, UPVC double glazed window to side aspect, large storage cupboard, loft access, wall mounted digital thermostat.

## Lounge/diner

UPVC double glazed window to rear aspect, wood laminate flooring, two double panel radiators, fireplace with wooden mantelpiece, coved ceiling.

## Kitchen

Modern range fitted wall units with matching cupboards and drawers below, marble effect worktops with inlaid stainless steel sink and chrome mixer tap, inlaid induction hob with extract fan above, integrated dishwasher, integrated oven/grill and microwave, space for tall standing fridge/freezer, cupboard housing "Worcester" combination boiler, tiled splash back, single panel radiator, wood laminate flooring, UPVC double glazed window to side aspect.

## Conservatory

UPVC double glazed windows to side and rear aspects and doors leading to garden, tiled flooring, space and plumbing for washing machine.

## Second reception room/possible bedroom three

Wood laminate flooring, double panel radiator, UPVC double glazed window to side aspect, coved ceiling.

## Main bedroom

UPVC double glazed leaded light bay window to front aspect, double panel radiator, wood laminate flooring, fitted wardrobes and dressing table.

## Bedroom two

UPVC double glazed window to side aspect, single panel radiator, built in wardrobes, wood laminate flooring.

## Bathroom

Consisting of tiled walk in cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level flush WC, heated chrome towel, part tiled walls, tiled flooring, obscure UPVC double glazed windows to side aspect.

## Rear garden (Southerly aspect)

Approximately 40ft

Paved patio area leading to lawn section with footpath to rear, garden shed and storage unit, mature shrubs and plants bordering, gated side access, outside tap.

## Garage

Up/over door at front, fitted storage cupboards.

## Front

Block paved driveway and lawn area with shrubs at side.

## BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

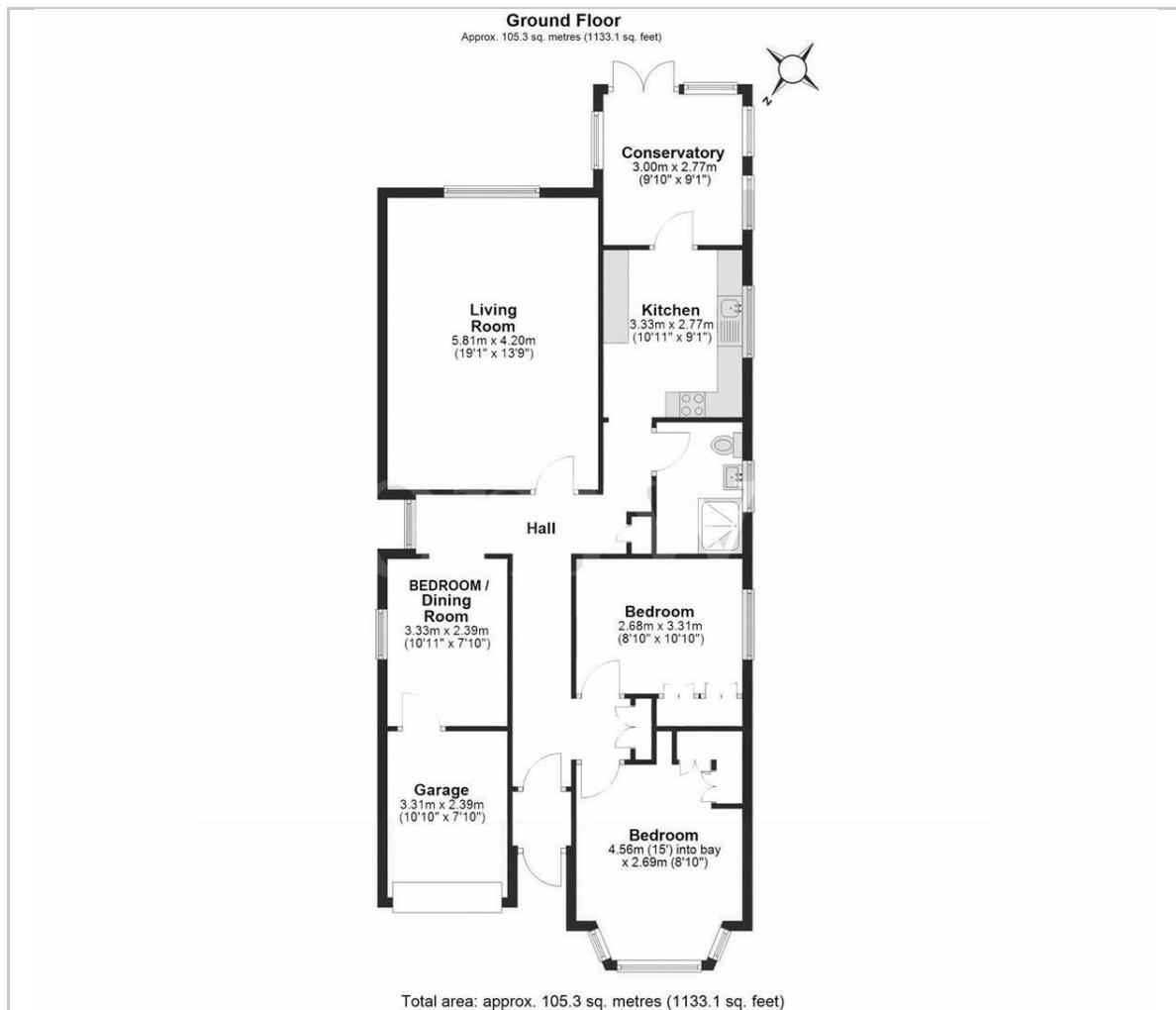








## Floor Plan



## Viewing

Please contact our Cromwells Office on 0208 647 4422  
if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

