



17 Clarence Road, Sutton, SM1 1RH



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£415,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to offer this delightful two double bedroom Victorian end-terrace house. The property benefits from two spacious reception rooms, a study off of the second bedroom which is currently being used as a third bedroom and a garden with side access.

Clarence Road is perfectly located for a family with 17 excellent local schools all within a mile of this wonderful home. Sutton National Rail is located 0.4 miles away with direct access to London Bridge and London Victoria as well as Clapham Junction and Balham. Sutton Common national rail is located just 0.5 miles away with direct access to Wimbledon (District Line - Underground) & London St Pancras. Sutton High Street is close by boasting a plethora of shops and restaurants.

Accommodation

Obscure glazed wooden front door to..

Lounge

Double glazed window to front aspect, oak flooring, feature cast iron fireplace, fitted shelving and TV unit, double panel radiator.

Dining room

Double glazed wooden stable door to rear aspect, oak flooring, under stairs storage cupboard, double panel radiator.

Kitchen

Range fitted wall units with matching cupboards and drawers below, wooden worktops with inlaid stainless steel sink and chrome mixer tap, space for cooker with extractor fan above, space and plumbing for washing machine, tiled flooring, UPVC double glazed window to side aspect, space for tall standing





fridge/freezer.

Bathroom

Comprising panel enclosed bath with Victorian style chrome mixer tap and shower attachment, pedestal wash hand basin with chrome taps, low-level push button flush WC, double panel radiator, tiled walls, obscure UPVC double glazed window to side aspect.

Stairs to 1st floor landing

Bedroom one

Double glazed windows to front aspect, feature cast iron fireplace, coved ceiling, double panel radiator.

Bedroom two

UPVC double glazed window to rear aspect, double panel radiator, cupboard housing hot water tank and access to loft with pulldown ladder, coved ceiling.

Study (currently used a bedroom three)

UPVC double glazed window to rear aspect, single paddle radiator.

Rear garden (Westerly aspect)

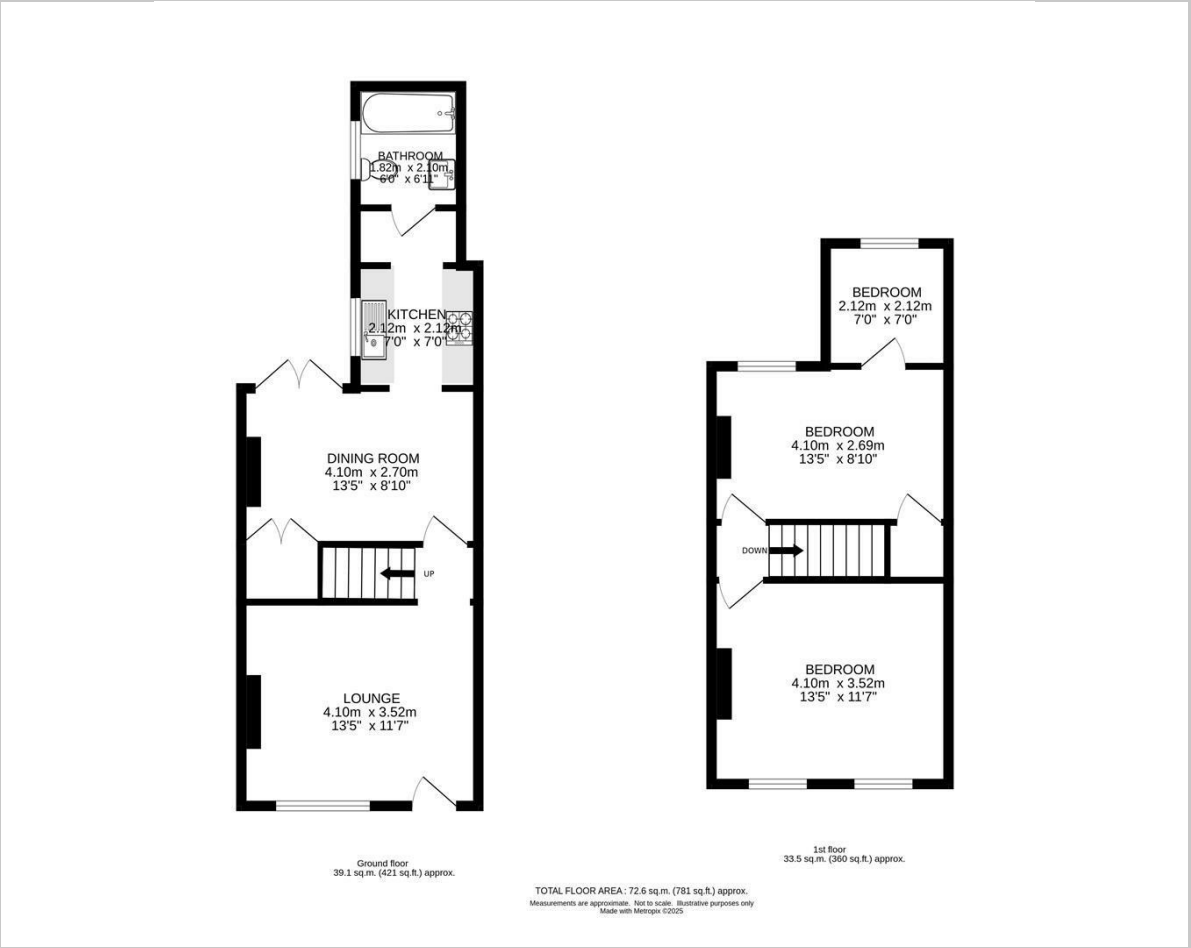
Paved patio area leading to artificial lawn section, outside tap, fence enclosed with gated side access.

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

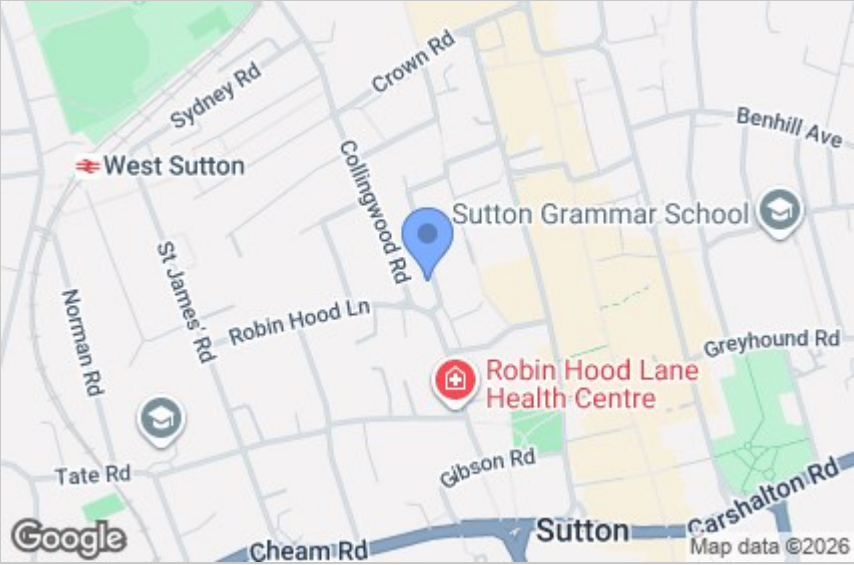


Viewing

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

