



Northfield Crescent, Sutton

The **PERSONAL** Agent

Offers In Excess Of £650,000 Freehold

- Five Bedrooms
- Semi Detached
- Kitchen / Dining Room
- Spacious Lounge
- Two Bathrooms
- 76ft Garden
- Large Driveway
- Cul de Sac Location



The Personal Agent are excited to present to the market this larger than average, five bedroom family home situated in a Cul de Sac location in Cheam.

The property is well presented throughout and offers a kitchen / dining room across the rear with double door to the garden. Also downstairs is a bright and spacious lounge with bay window.

To the first floor are three bedrooms arranged in a classic 1930s layout with two double bedrooms and one single bedroom opposite the family bathroom.

The top floor offers flexible accommodation and

could be utilised as a master bedroom with 17ft walk in dressing room and ensuite shower room, or two bedrooms and a separate bathroom.

To the front of the property is a very large brick block driveway providing parking for several cars, while to the rear is a garden measuring 76ft in length and widening towards the rear. A brick built outhouse has fantastic potential to be converted into the perfect work from home space.

Early viewing essential. Sole agents.

Open day full


The property is situated near Sutton town centre with its excellent shopping facilities, bars and restaurants. West Sutton mainline station is also within 0.4 of a mile with fast and frequent rail services to London terminals. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.

Tenure - Freehold
Council tax band - D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

