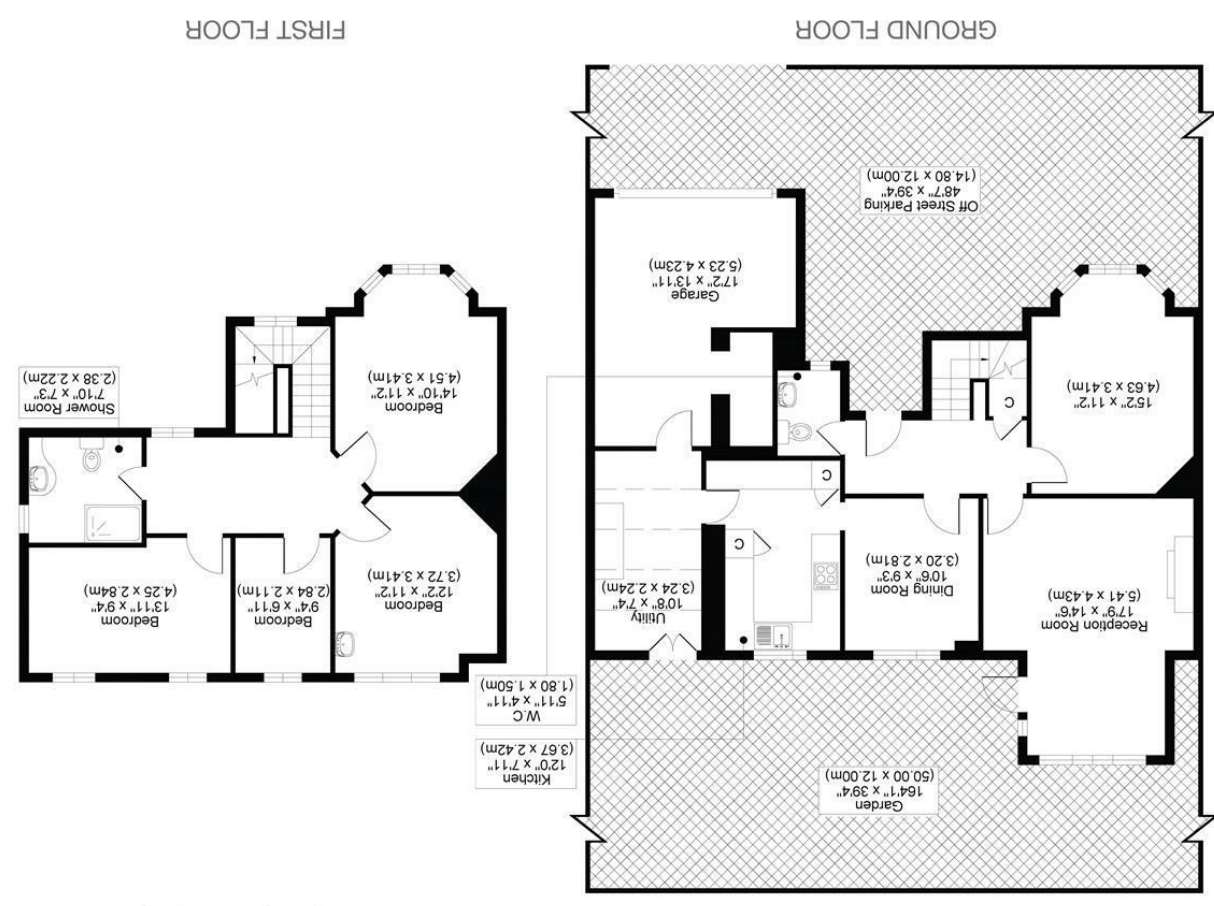




CROSSWAYS, SM2  
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1762 SQ.FT (164 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1538 SQ.FT (143 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





**\*\*GUIDE PRICE £900,000 - £950,000\*\***  
NESTLED IN THE CHARMING AREA OF CROSSWAYS, SUTTON, THIS DELIGHTFUL FOUR-BEDROOM HOUSE OFFERS A PERFECT BLEND OF COMFORT AND ELEGANCE. AS YOU APPROACH THE PROPERTY, YOU ARE GREETED BY A LARGE DRIVEWAY, PROVIDING AMPLE SPACE FOR PARKING AND EASY ACCESS TO THE HOME.

UPON ENTERING, YOU WILL FIND TWO SPACIOUS RECEPTION ROOMS THAT ARE IDEAL FOR BOTH RELAXATION AND ENTERTAINING. THESE VERSATILE SPACES CAN BE TAILORED TO SUIT YOUR LIFESTYLE, WHETHER YOU ENVISION A COSY FAMILY LOUNGE OR A SOPHISTICATED DINING AREA. THE NATURAL LIGHT THAT FLOODS THESE ROOMS CREATES A WARM AND INVITING ATMOSPHERE.

THE FOUR GENEROUSLY SIZED BEDROOMS ARE PERFECT FOR FAMILIES OR THOSE WHO DESIRE EXTRA SPACE FOR GUESTS OR A HOME OFFICE. EACH ROOM IS DESIGNED TO PROVIDE A PEACEFUL RETREAT, ENSURING RESTFUL NIGHTS AND REJUVENATING MORNINGS.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE BEAUTIFUL GARDENS THAT SURROUND IT. THESE OUTDOOR SPACES OFFER A TRANQUIL ESCAPE, PERFECT FOR ENJOYING SUNNY AFTERNOONS OR HOSTING GATHERINGS WITH FRIENDS AND FAMILY. THE GARDENS PROVIDE A WONDERFUL OPPORTUNITY FOR GARDENING ENTHUSIASTS OR SIMPLY A LOVELY AREA TO UNWIND.

- BEAUTIFUL GARDENS
- LARGE DRIVEWAY
- FOUR GENEROUSLY SIZED BEDROOMS
- COUNCIL TAX BAND F
- EPC RATING D

