

# For Sale

**LANDWOOD  
GROUP**



**27 MEAD CRESCENT, SUTTON, SURREY, SM1 3QS**

## **Three bedroom detached house with plenty of potential**

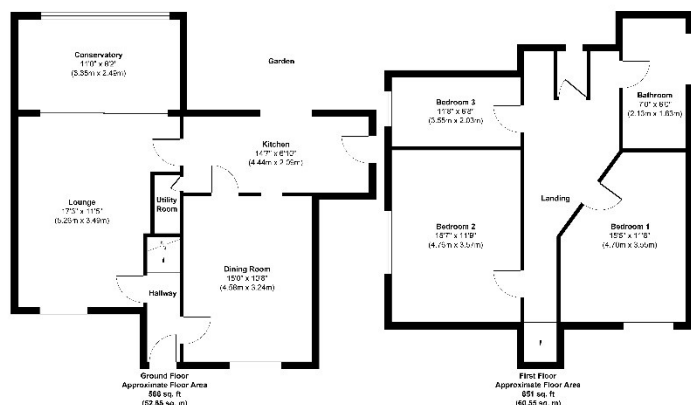
- Three Bedroom Detached House
- Popular and sought after location
- Plenty of potential

**Landwood Group,**  
Lancaster Buildings,  
77 Deansgate,  
Manchester, M3 2BW

T: 0161 967 0122  
F: 0161 710 2050  
W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

### **CONTACT**

**Kate Lay**  
0161 967 0122  
[Kate.lay@landwoodgroup.com](mailto:Kate.lay@landwoodgroup.com)



Approx. Gross Internal Floor Area 1217 sq. ft / 113.20 sq. m  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and other parts are approximate and do not constitute a contract. It is recommended that prospective purchasers should visit the property for a visual inspection and take their own measurements. The plan is for illustrative purposes only and should not be used as a basis for any contractual arrangements.

## Location

The property is located in a popular residential area close to a number of schools, local amenities and parks. Sutton town centre is approximately 2 miles to the east and the property is well connected to the A232 providing access to neighbouring towns such as Croydon and Epsom. Carshalton train station and Sutton (Surrey) Station are both within approximately 1 mile.

## Description

Landwood are delighted to bring to the market this three-bedroom detached house which following a scheme of upgrading and modernisation will make a perfect family home in the highly sought-after area of Poets Estate.

## Tenure Information

Freehold.

## Legal Costs

Each party will be responsible for their own legal costs.

## Accommodation

### Ground Floor:

Hall  
Living Room  
Dining Room  
Kitchen  
Orangery

### First Floor:

Landing  
Three Bedrooms  
Bathroom  
Separate W.C.

## Outside

Driveway to the front of the property leading to an attached garage. There is a garden to the front and a large garden to the rear.

## Price

Offers over £625,000.

## EPC

Energy Asset Rating TBC.

## Viewings

Strictly by appointment.

Video Walkthrough: <https://youtu.be/09qj4gVq53Q> and  
<https://youtu.be/Hm913Bp-T3Q>

