

# Cromwells

**FOR SALE**  
**Cromwells**  
**20 8642 4249**  
www.cromwells.uk.com

**Esher Avenue, Sutton, SM3 9AY**

**£485,000**



Cromwells are pleased to offer this three bedroom family home situated in a quiet residential location, close to the amenities of North Cheam and Cheam Village, including a variety of shops, restaurants, gyms, open spaces and transport links. West Sutton and Cheam mainline railway stations are within easy reach, with good services into Central London, and bus routes link to Morden Underground Station.

Well regarded local schools include Cheam Park Farm Primary Academy, Cheam Fields Primary Academy, Cheam High School, Nonsuch High School for Girls and Sutton Grammar School.

EPC rating E. NO ONWARD CHAIN.

---

### **Accommodation**

The entrance hallway leads to the front reception room with bay window, the rear reception room with sliding patio doors in bay, and to the kitchen with door leading to the rear garden.

Upstairs there are two good size double bedrooms, both with wide bay windows, a single bedroom with feature oriel window, together with the family shower room and a separate wc.

### **Outside**

The property has both a front and rear garden.





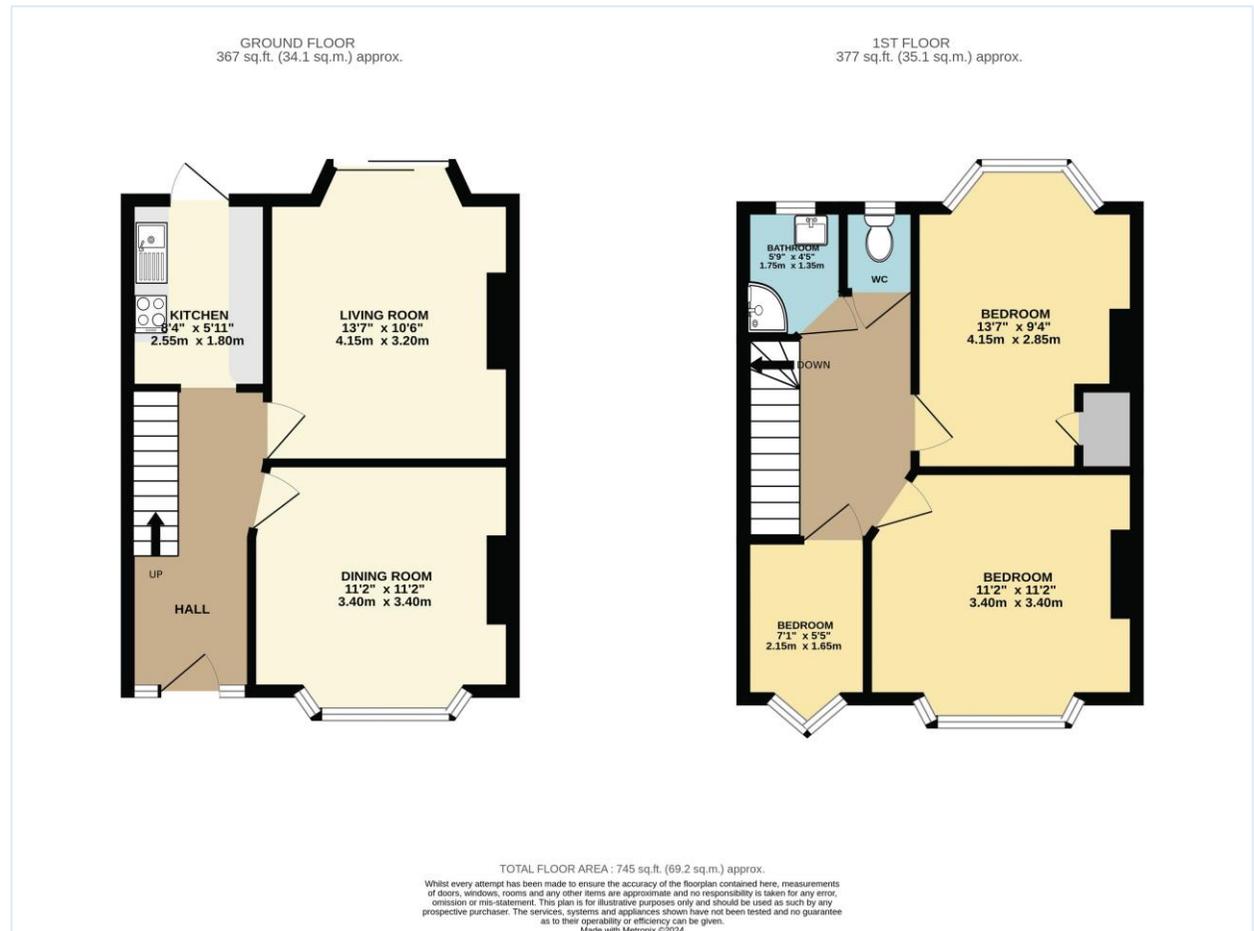
Council Tax - D  
Tenure - Freehold

54-56 High Street  
Cheam Village  
Surrey  
SM3 8RW

02086 424249  
admin@cromwellscheam.co.uk

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

