

Cromwells



Western Road, Sutton, SM1 2TF

Offers in Excess of £750,000

Cromwells are pleased to offer this well presented and spacious four double bedroomed family home with off road parking for two vehicles and a south facing rear garden. It is situated in a popular and convenient location close to the amenities of both Sutton Town Centre and Cheam Village. There are shops, restaurants, gyms, other leisure facilities and transport links. Both Sutton and West Sutton train stations, with excellent links into Central London, are within walking distance. There are several well regarded local schools, including Homefield, Sutton High School, Sutton Grammar and Nonsuch High School for Girls. No Onward Chain. EPC rating D.

Accommodation

A covered entrance porch leads through to the hallway and onto to the generous and modern accommodation. On the ground floor there is a bright and spacious open plan living/dining/fitted kitchen with wide bi-fold doors onto the rear garden, as well as a separate lounge, utility room and cloakroom. Original parquet flooring remains.

On the first floor there are three double bedrooms together with the modern luxury family bathroom with separate shower and bath.

On the second floor there is a further generous double bedroom with en-suite bathroom. There is also access to a boarded loft storage area.

Outside

To the front of the property there is a driveway for the off road parking of two vehicles.

The rear garden is south facing with a paved patio, lawned area, raised sitting area and garden shed.





Council Tax - D
Tenure - Freehold

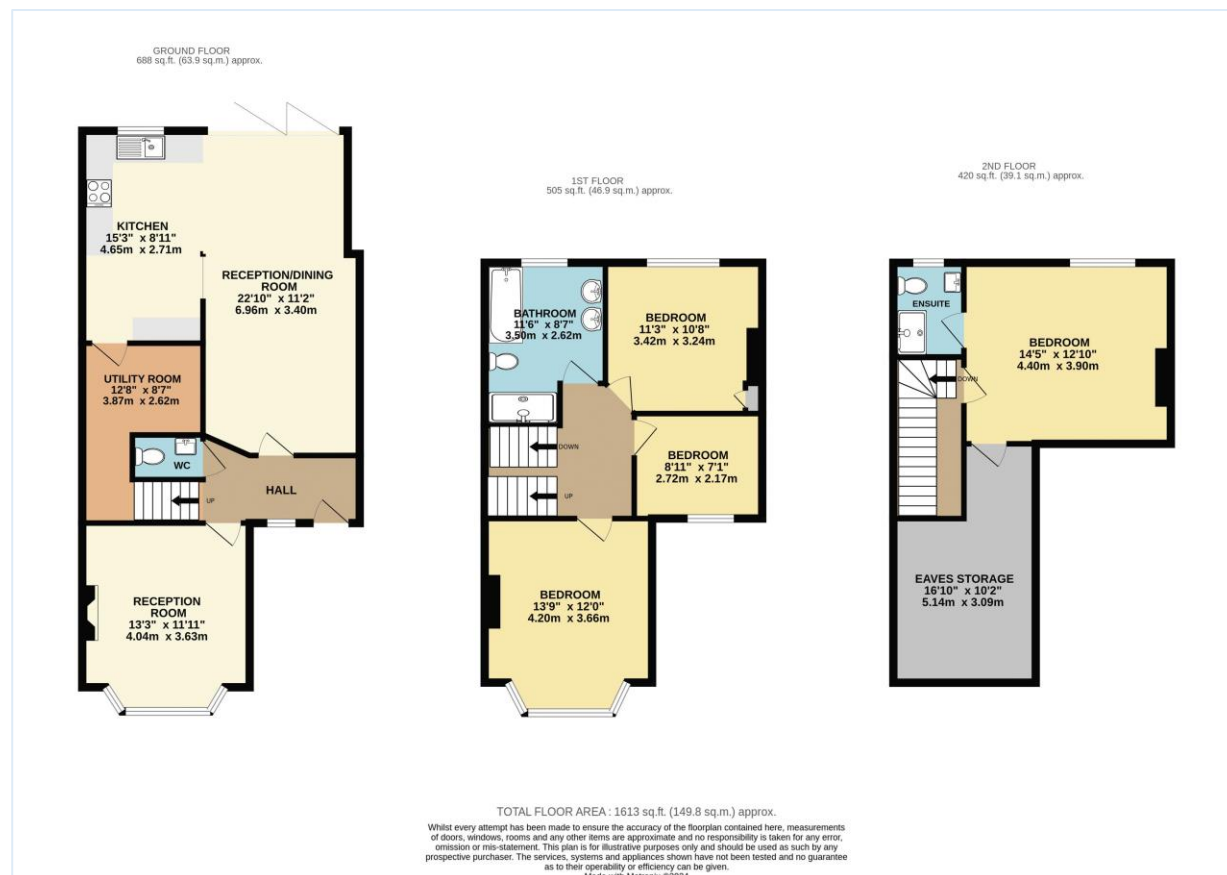
54-56 High Street
Cheam Village
Surrey
SM3 8RW

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		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

