

Cromwells



Hilbert Road, Sutton, SM3 9TF

£775,000

Cromwells are pleased to offer this attractive five bedroom, extended semi detached family home with off road parking for several vehicles. The property is located in a popular location with easy access to the amenities of North Cheam and Cheam Village, including shops, restaurants, gyms, other leisure facilities, open spaces and transport links. Worcester Park and Cheam main line railway stations are a short distance away with excellent links into Central London. Local buses provide easy access to Morden Railway Station on the Northern Line which is a gateway to the London Underground network. Well regarded local schools include Cheam Park Farm Primary Academy, Cheam Fields Primary Academy, Cheam High School, Sutton Grammar School and Nonsuch High School for Girls. EPC Rating D. NO ONWARD CHAIN

Accommodation

The home is very well presented, bright, spacious, and has attractive shutters to the front windows. A covered entrance porch leads to the generous hallway. The ground floor accommodation includes a double aspect through reception room, with feature fireplace, bay window and patio doors to the rear garden. There is a large, modern, recently fitted kitchen/breakfast room with window and door to the rear garden, a further reception room currently in use as a gym, and a downstairs cloakroom.

Upstairs there are two good size double bedrooms, one with a bay window to the front, three good size single bedrooms and the modern family bathroom.

Outside

There is off road parking for several vehicles to the front of the property.

The large rear garden has a patio area, is mainly laid to lawn, with mature shrub and tree planting to borders.





Council Tax - E
Tenure - Freehold

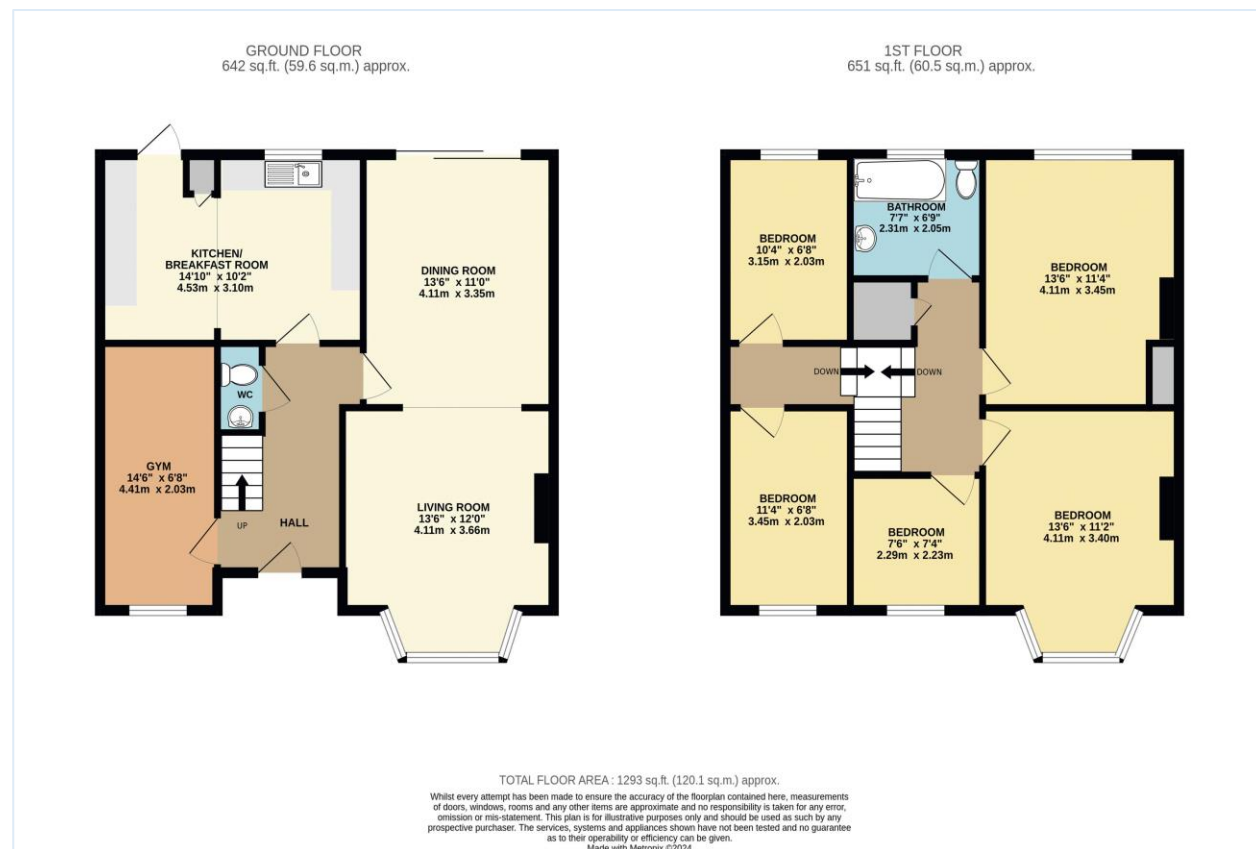
54-56 High Street
Cheam Village
Surrey
SM3 8RW

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	59 D	
39-54	E		
21-38	F		
1-20	G		

