



Cromwells
Estate Agents

FOR SALE
Cromwells
020 8642 4249
www.cromwells.co.uk

Walton Avenue, Sutton, SM3 9UA

£450,000

This three bedroom family home, in need of updating, is ideally located within the popular Park Farm area, with all the amenities of Cheam Village within easy reach, including a variety of shops and restaurants as well as Cheam main line railway station, with access to London, and several well regarded local schools.

Excellent location · Three bedrooms ·
Lounge/diner · Kitchen

Accommodation

The spacious entrance hall leads to the lounge/diner and to the kitchen. Upstairs there are two double bedrooms and one single together with the family bathroom.

Outside

The rear garden extends to approximately 70 feet, mainly laid to lawn and with a patio area. There is a detached garage to the rear

Lounge/Diner - 25' 7" x 11' 7" (7.79m x 3.53m)

Kitchen - 16' 8" x 5' 8" (5.08m x 1.73m)

Bedroom 1 - 13' 7" x 9' 5" (4.14m x 2.87m)

Bedroom 2 - 11' 8" x 9' 2" (3.55m x 2.79m)

Bedroom 3 - 7' 9" x 6' 0" (2.36m x 1.83m)





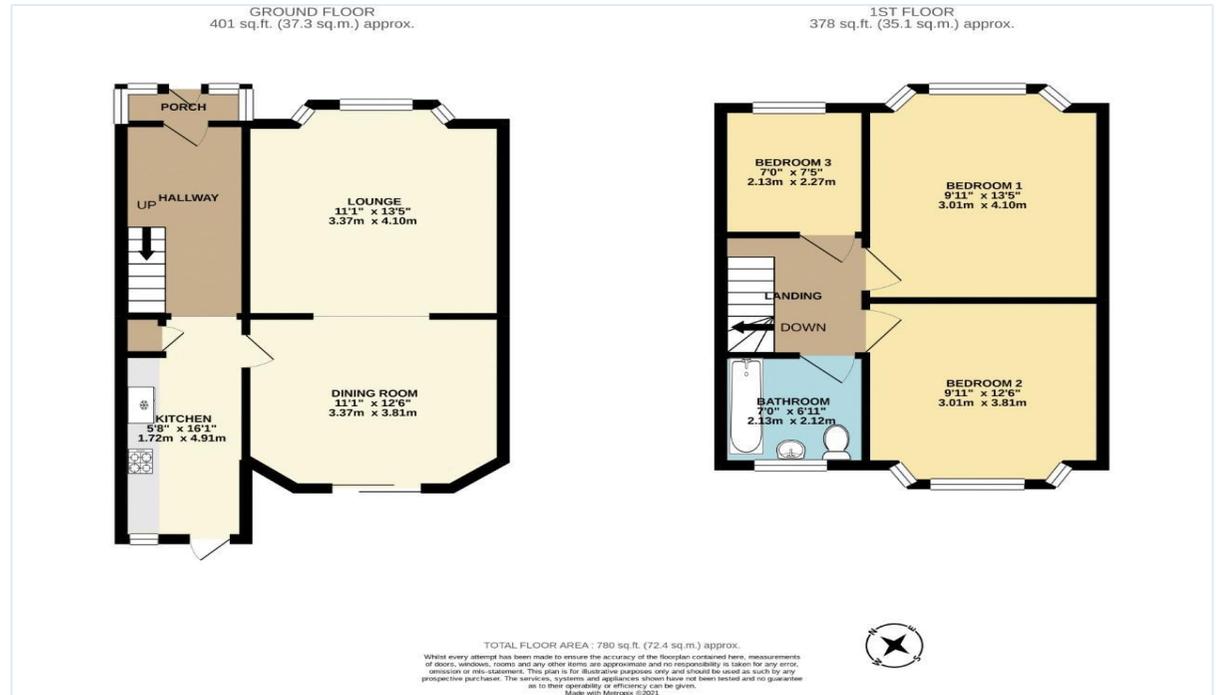
Council Tax -
Tenure - Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

