



Cromwells 

FOR SALE
Cromwells
020 8642 4249

3 Derby Road, Cheam, Sutton, Surrey, SM1 2BL

Guide Price £975,000

A rare opportunity to acquire this substantial six bedroom period semi-detached family home.

The property is set over three floors and whilst it is in need of modernisation and re-decoration it still boasts a wealth of period features and has great extension potential to the side and rear (subject to planning permission).

The property is situated in a conservation area on the borders of Cheam and Sutton and benefits from being a 10 minute walk from both Cheam and Sutton main line stations both of which offer excellent links into London. Cheam Village boasts a variety of shops, restaurants and amenities including excellent infant and secondary schools.

Excellent Location · Period Property ·
Close to main line stations · 6 Bedrooms



London. Cheam Village boasts a variety of shops, restaurants and amenities including excellent infant and secondary schools.

Accommodation

There is a spacious living room and dining room with a kitchen leading to a utility room. Included on the ground floor is downstairs cloakroom. On the first floor the property boasts 4 generous size bedrooms and a family bathroom and on the second floor there is two further well sized bedrooms.

Outside

The front driveway offers off street parking along with a car port and a detached garage and to the rear of the property is a large mature 90' garden.







Council Tax - F
Tenure - Freehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

0208 642 4249
admin@cromwellscheam.co.uk

Disclaimer

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



