



**Cromwells**  
Estate Agents

**Gillian Park Road, Sutton, SM3 9JT**

**OIEO £525,000**

Located just off Sutton Common Road this property is ideally positioned for Glenthorne Secondary School as well as other well regarded schools. The area is also well served with local shops, Sutton Common Station and excellent bus routes into Sutton and Morden. This property also has the potential to extend subject to planning permission.

Good Location · 3 Bedrooms ·  
2 Reception Room · Off Street Parking

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### **Accommodation -**

This immaculately presented house comprises of two good size reception rooms and a modern fitted kitchen overlooking the extensive garden.

### **First Floor**

On the first floor there are two double bedrooms with built in wardrobes and a further single bedroom along with a family bathroom. On the outside of the property is a secluded rear garden along with a large summerhouse currently being used as a gym. To the front of the property is a driveway offering off road parking.





Council Tax - E  
Tenure - Freehold

54-56 High Street  
Cheam Village  
Surrey  
SM3 8RW

02086 424249  
admin@cromwellscheam.co.uk

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