

Cromwells



94 Alberta Avenue, Cheam, Sutton, Surrey, SM1 2LJ

£575,000

This excellent three bedroom extended semi detached family home, with scope to extend further subject to planning permission, is ideally located for a number of well regarded local schools, including Cheam Park Primary School and Cheam High School. Cheam Village is within easy reach and offers a variety of shops, restaurants and transport links. Cheam and West Sutton mainline railway stations are both close by, providing easy access to London.

Excellent location · Three bedrooms ·
Two reception rooms · Conservatory

Accommodation

The enclosed porch leads to a spacious entrance hall and on to two separate reception rooms and a conservatory. The fitted kitchen overlooks the rear garden. There is a utility room, downstairs cloakroom and access to the garage/storage area. Stairs lead to the first floor landing and on to two double bedrooms, one single bedroom and the newly fitted luxury bathroom.

Outside

The driveway offers off road parking for two vehicles to the front of the property. The rear garden has a patio area and extends to approximately 105 ft with a garden shed at the rear.







Council Tax -
Tenure - Freehold

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Cheam Village
Surrey
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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 | | |
| 55-68 | D | | 64 D |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

