



Cromwells
Estate Agents

Elmbrook Road, Sutton, SM1 2JF

Offers in Excess of £650,000

This stunning extended four double bedroom detached family home, with garage and off street parking, is ideally located for a number of well regarded local schools including Cheam Park Farm Primary School and Cheam High School.

Cheam Village is within easy reach which offers a variety of shops, restaurants and transport links into central London including Cheam and West Sutton main line railway stations.

EPC rating C

Accommodation

This property benefits from a spacious dining room which leads through double doors into an open plan living room and kitchen with access through bi-fold doors to the well presented rear garden.

There is also a downstairs cloakroom and separate utility area.

Upstairs there are three double bedrooms, with an en-suite bathroom to the master. On the second there is the fourth double bedroom.

Outside

The property has an integral garage, as well as a paved driveway for off street parking for two vehicles.

There is a secluded rear garden with patio area.





Council Tax - D
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





