



Fromondes Road, Sutton, SM3 8QP

OIEO £699,950

A well presented and extended 5 bedroom semi detached family home situated in a desirable location within easy reach of Cheam Village with its wide range of shops, restaurants, and well regarded schools. The property is also well located for numerous transport links including Cheam Village and West Sutton main line stations both offering excellent links into Central London.

Accommodation -

On the ground floor there is a spacious sitting room with open plan kitchen breakfast room and family room overlooking the rear garden. There is also a downstairs cloakroom and access to the garage. On the first floor there are 3 double bedrooms one with en-suite shower room and one single bedroom along with a family bathroom. On the second floor there is a large bedroom with walk in wardrobe and en-suite shower room.

Outside -

The property offers a private rear garden extending to approximately 110' whilst to the front there is a driveway offering off street parking and an integral garage.





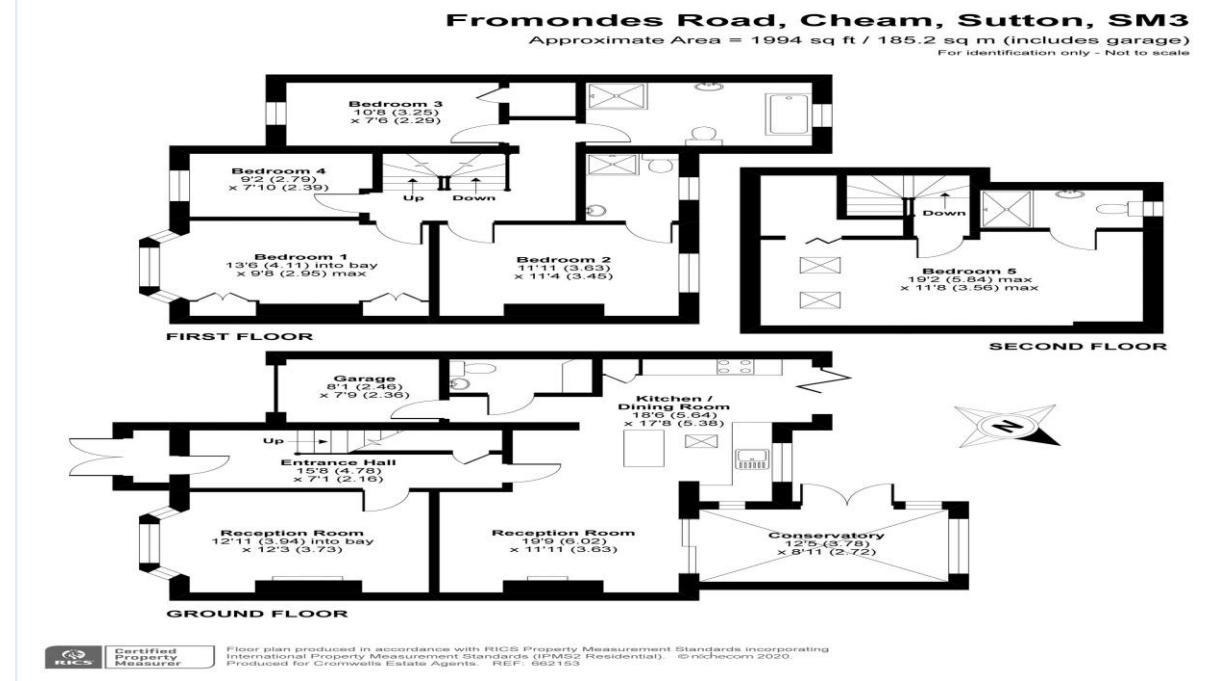
Council Tax - E
Tenure - Freehold

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Disclaimer

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10/28/2020 Energy performance of buildings register

Energy performance certificate (EPC)

8 FROMONDÉS ROAD
SM3 8QP

Energy rating **D**

Valid until 27 October 2030

Certificate number
9310-2793-0000-2920-2011

Property type
Semi-detached house

Total floor area
165 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) on the [gov.uk website](#) or <https://www.energystar.gov.uk/domestic/letting/exemptions>.

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C. See how to [improve this property's energy performance](#).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9310-2793-0000-2920-2011>

