



Cromwells  
Estate Agents



FOR SALE  
Cromwells  
020 8642 4249  
[www.cromwells.co.uk](http://www.cromwells.co.uk)

Priory Road, Sutton, SM3 8LP

£500,000

Offered with Vacant Possession.

A good size three bedroom family home with scope to extend subject to planning permission. The property is within easy reach of Cheam Village with its shops, restaurants, open spaces and well regarded schools including Cheam High and Cheam Fields Primary School. Cheam mainline station is within easy reach offering excellent transport links into London.

Vacant Possession · Excellent Location ·  
Open Plan Lounge/Diner · 3 Bedrooms

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### **Accommodation**

On the ground floor there is a large double aspect lounge/diner and fitted kitchen.

Upstairs there are two double bedrooms with fitted wardrobes and a single bedroom along with a family bathroom.

### **Outside**

The property benefits from a 70 foot rear garden with a garden shed and a detached double garage with remote electric up and over door.

To the front of the property the driveway offers off road parking.





Council Tax - E  
Tenure - Freehold

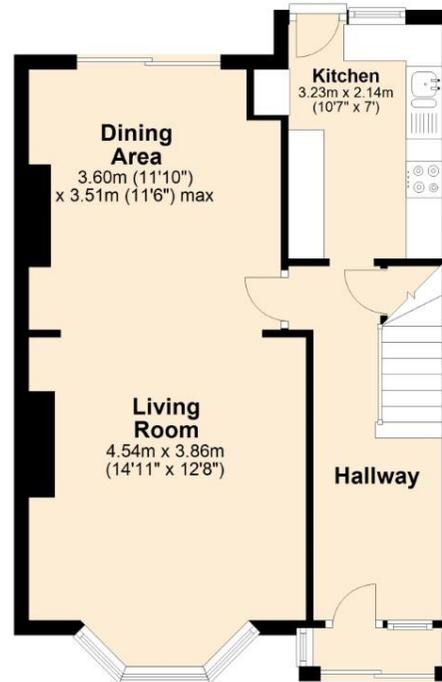
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Disclaimer

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Ground Floor



First Floor



Total area: approx. 89.9 sq. metres (967.4 sq. feet)

This plan was prepared by The Property Assessment Company  
www.thepropertyac.com  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		65   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

