

Cromwells



**Molesey Drive, Sutton, SM3 9UN**

**£600,000**

Cromwells are pleased to present this four bedroom, two bathroom family home with off road parking, garage at rear and good size garden. It is ideally located within the popular Park Farm residential area, in close proximity to all the amenities of both North Cheam and Cheam Village, including a variety of shops, restaurants, gyms, parks and transport links. Cheam, Sutton Common and West Sutton mainline railway stations are all nearby, with excellent links into Central London.

There are also several well regarded local schools, including Glenthorne High School, Cheam High School, Nonsuch High School for Girls and Cheam Park Farm Primary School.

EPC rating D.

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### **Accommodation**

A covered entrance porch leads to the hallway and onto the spacious open plan lounge/modern fitted kitchen/dining room, through to the utility room/conservatory with door onto the rear garden. There is also a large shower room on this floor. On the first floor there are two double bedrooms, both with fitted wardrobes, a single bedroom and the family bathroom. On the second floor there is a further double bedroom, with eaves storage, and an ensuite cloakroom.

### **Outside**

To the front of the property there is a driveway for off road parking. There is also a garage to the rear. The garden has a patio, a further paved area and is mainly laid to lawn.





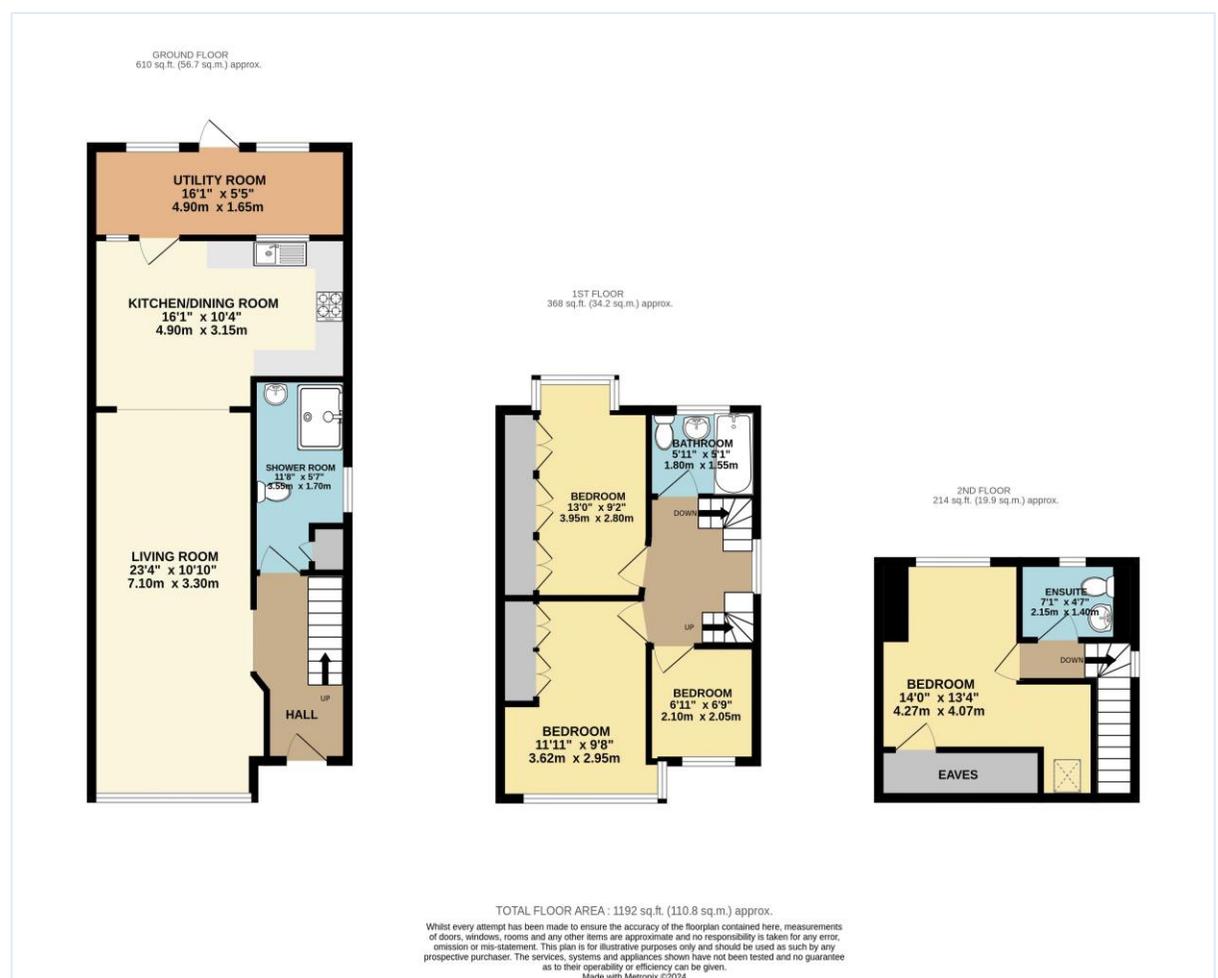
Council Tax - E  
Tenure - Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

