



**83 Wordsworth Drive, Sutton, SM3 8HH**

**Offers in Excess of £415,000**

No Chain. A beautifully presented two bedroom, two bathroom luxury first floor apartment in a highly sought after development within close proximity of Cheam Village with its excellent amenities including shops, restaurants, Nonsuch Park, Cheam park and Cheam main line railway station.

Excellent location · 2 Bedrooms ·  
2 Modern Bathrooms · Modern Fitted Kitchen

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This excellent property benefits from a large, bright and spacious open plan living, kitchen and dining area. There are two double bedrooms, one with the added benefit on an en-suite bathroom, together with the family bathroom

**Lounge - 29' 8" x 12' 3" (9.04m x 3.73m)**

**Kitchen - 8' 7" x 8' 5" (2.61m x 2.56m)**

**Master Bedroom - 12' 8" x 11' 7" (3.86m x 3.53m)**

**En-Suite Bathroom - 5' 0" x 9' 4" (1.52m x 2.84m)**

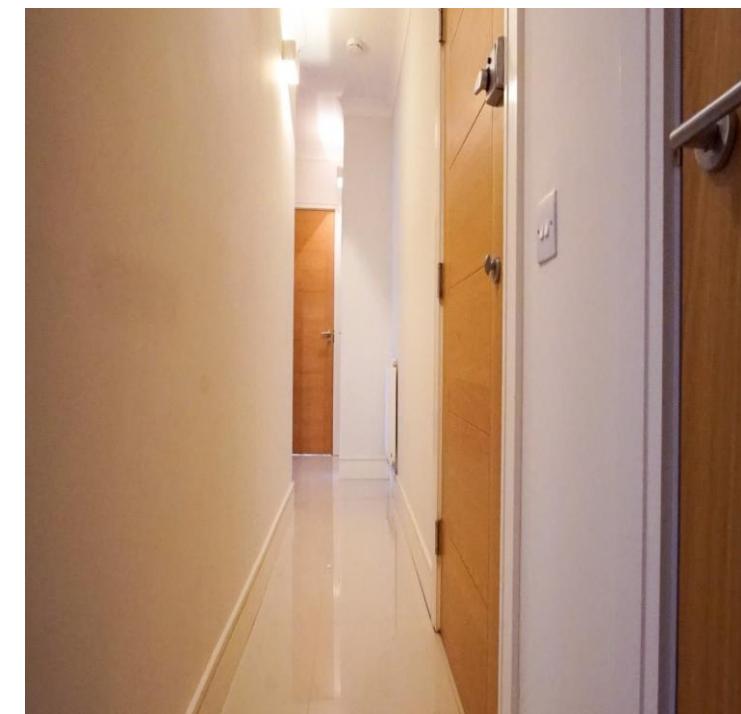
**Bedroom 2 - 9' 5" x 10' 4" (2.87m x 3.15m)**

**Bathroom - 8' 0" x 5' 8" (2.44m x 1.73m)**

#### **Outside**

There is allocated parking together with communal gardens





Council Tax - D  
Tenure -

54-56 High Street  
Cheam Village  
Surrey  
SM3 8RW

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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



Total area: approx. 85.1 sq. metres (915.6 sq. feet)

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B	83	83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B	85	85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

