

Cromwells



Hilbert Road, Sutton, SM3 9TF

£985,000

Cromwells are pleased to offer this very well presented and extended four bedroom, three bathroom family home. It has the added benefits of an integral garage, a driveway for the off road parking of several vehicles, a good size rear garden and a detached outbuilding at the rear currently used as a gym. It is situated in a popular and convenient location with easy access to the amenities of North Cheam and Cheam Village. There are shops, restaurants, bars, gyms, other leisure facilities and transport links. Cheam mainline railway station has excellent services into Central London, while buses link to Morden Underground Station on the Northern Line. Well regarded local schools include Cheam Park Farm Primary Academy, Cheam High School and Nonsuch High School for Girls. EPC rating D.

Accommodation

A feature double width front door leads to the generous hallway. On the ground floor there is a front reception room with feature bay window and custom made built in media and shelving unit. There is a stunning open plan family room/kitchen/dining room with air conditioning and several custom made features, including the modern kitchen with integrated Miele appliances, the built in media and shelving unit built in boiler/storage cupboard with hidden access to the utility room and downstairs cloakroom. Bi-fold doors lead to the rear garden. There are three bedrooms on the first floor. The front double has a feature bay window and custom made built in wardrobes, the back double has built in wardrobes and desk plus an en-suite shower room, while the large single bedroom also has an en-suite shower room. A family bathroom with both shower and bath completes the accommodation here. The second floor large double bedroom also has high quality built in wardrobes plus eaves storage and air conditioning unit.

Outside

There is a large driveway to the front offering off road parking for several vehicles and access to the integral garage. The rear garden has a large patio, is mainly laid to lawn and has mature planting to borders. There is a large detached summer house at the rear, currently used as a gym.





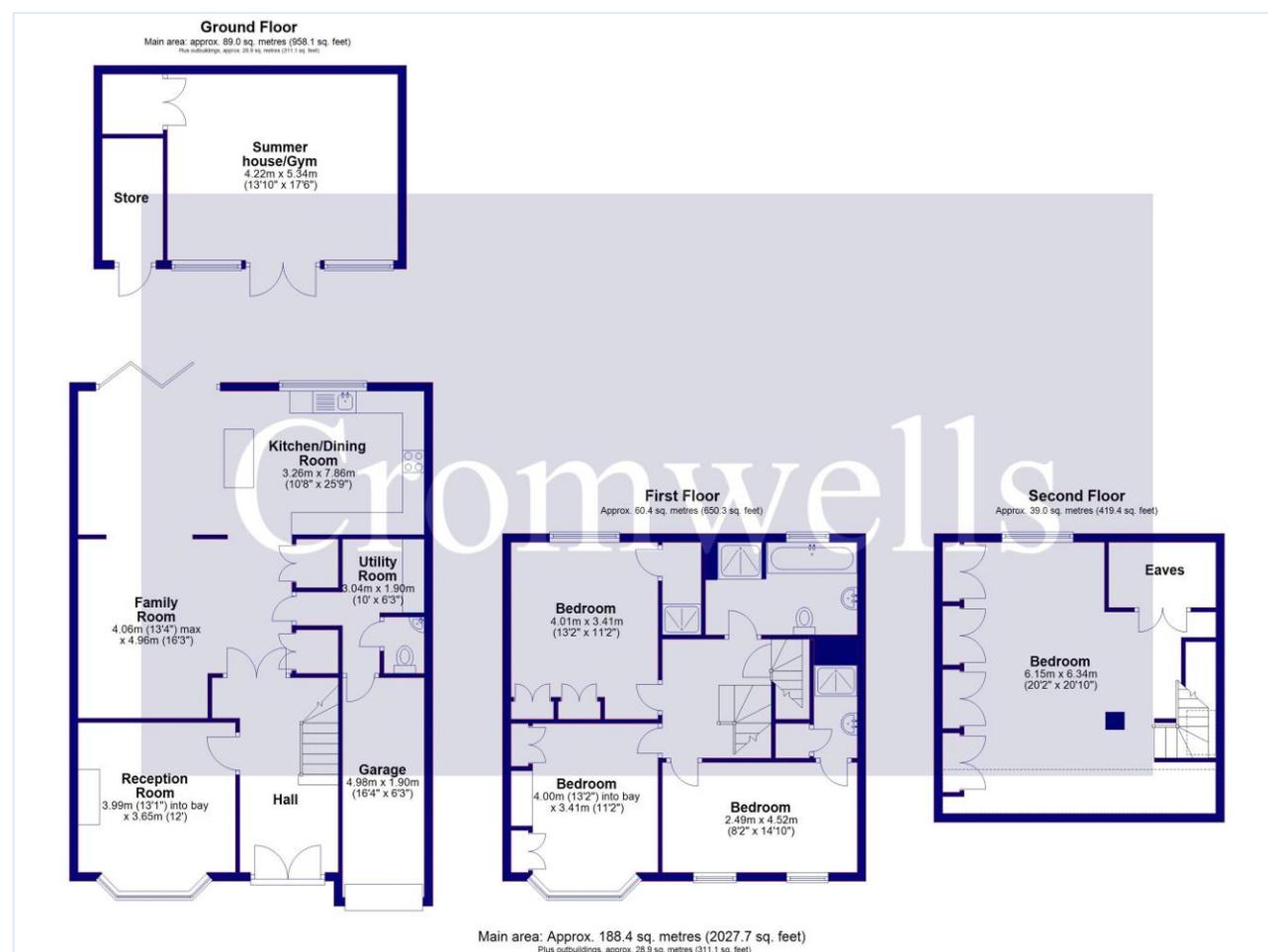
Council Tax - E
 Tenure - Freehold
 2,028 Square Foot

54-56 High Street
 Cheam Village
 Surrey
 SM3 8RW

02086 424249
 admin@crowmellscheam.co.uk

Disclaimer

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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		







