



**Cromwells**  
Estate Agents

**Henley Avenue, Sutton, SM3 9SG**

**OIEO £525,000**



Ideally located this 3 bedroom semi detached house within walking distance to Cheam Village with shops restaurants and well regarded schools. Sutton Town Centre is close by offering a larger array of shops and amenities including Sutton main line and west Sutton stations with excellent links into central London.

3 Bedrooms · 2 bathrooms ·  
Open plan Lounge / Diner · 70' garden with patio

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### **Accommodation**

Entrance hall leads to open plan lounge / diner which has access to the rear garden. The extended kitchen / breakfast area with fitted units and granite worktops overlooking rear garden. There is a study / fourth bedroom with shower room including wc and basin.

### **Accommodation**

Stairs leading to first floor landing two double bedrooms and a single bedroom as well as family bathroom. There is also stairs leading upto a loft space that is ideal for storage.

### **Outside**

Rear garden extends to approximately 70' with patio area. Front driveway for Off Street Parking for two vehicles









Council Tax - D  
Tenure - Freehold

54-56 High Street  
Cheam Village  
Surrey  
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### Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60   D	66   D
39-54	E		
21-38	F		
1-20	G		



