

Cromwells



Bridgefield Road, Sutton, SM1 2DG

Offers in Excess of £800,000

Cromwells are pleased to offer this desirable and well presented two bedroom, two bathroom detached bungalow with off street parking for two/three cars, a double garage and west facing rear garden. It is situated in a sought after location, within the Landseer Conservation Area, close to the amenities of both Cheam Village and Sutton Town Centre, including a variety of shops, restaurants, gyms, other leisure facilities and transport links. Cheam, Sutton and West Sutton mainline railway stations are all within easy reach with excellent services into Central London. There are several well regarded local schools including Cuddington Croft primary, Cheam High School, Sutton High School and Nonsuch High School for Girls. No Onward Chain. EPC rating D.

Accommodation

The large reception room has patio doors and window with views over the rear garden. The conservatory also has views out to the garden, and there is a fitted kitchen with views to the front and a side access. The spacious master bedroom has fitted wardrobes and an en suite shower room, the second bedroom also has fitted wardrobes, and there is a family bathroom. All rooms lead off of the spacious central hallway with storage cupboards.

Outside

There is a large driveway to the front of the property, providing off street parking for several cars and leading to the attractive, detached, double garage. There are mature shrubs and other planting to borders. The attractive rear garden is west facing, with paved and gravel areas as well as further mature shrub planting.





Council Tax - E
Tenure - Freehold

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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

GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





