



Cromwells  
Estate Agents



Tilia close, Sutton, SM1 2X

£450,000

A modern 3 bedroom family home positioned on a modern private gated development.  
The property is situated close to West Sutton & Cheam Village station offering excellent links into London along with restaurants, shops and well regarded local schools.

Private gated development · Excellent location ·  
3 bedrooms · Modern kitchen/breakfast room

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### **Accommodation**

This property offers a spacious lounge overlooking the rear garden along with a modern fitted kitchen/breakfast room.

On the first floor there are two double bedrooms as well as a single and a family bathroom.

### **Outside**

The rear secluded garden has an artificial lawn.

There are two allocated car parking spaces within the development.





Council Tax - D  
Tenure - Freehold

54-56 High Street  
Cheam Village  
Surrey  
SM3 8RW

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Disclaimer

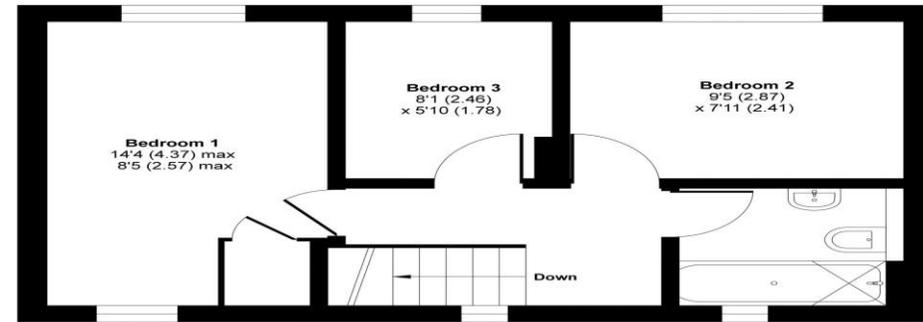
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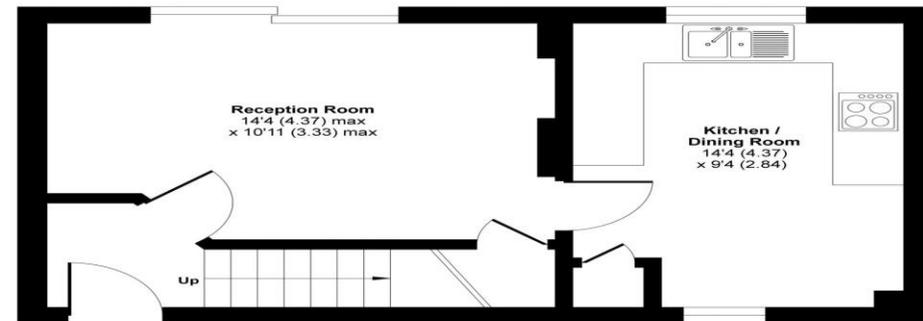


**Tilia Close, Cheam, Sutton, SM1**

Approximate Area = 692 sq ft / 64 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheam 2020. Produced for Cromwells Estate Agents. REF: 654559

