



Cromwells
Estate Agents

Matlock Crescent, Sutton, SM3 9SZ

Offers in Excess of £475,000

We are pleased to present this three bedroom family home with scope to extend subject to planning permission.

The property could benefit from a re-modernisation. It is perfectly situated within easy walking distance to Cheam Village which offers excellent amenities, including shops, restaurants, gyms and transport links. Cheam main line railway station offers excellent links into London.

There are also several well regarded schools nearby.

Accommodation

The entrance hall leads to a spacious open plan lounge/dining room which enjoys both a front and rear aspect.

The fully fitted kitchen has access to the rear garden. Upstairs there are two double bedrooms and one single bedroom, together with the family bathroom.

Outside

The property has both a front and rear garden. The rear garden extends to approximately 80 feet.

There is a detached garage at the rear of the property.





Council Tax - D
Tenure - Freehold

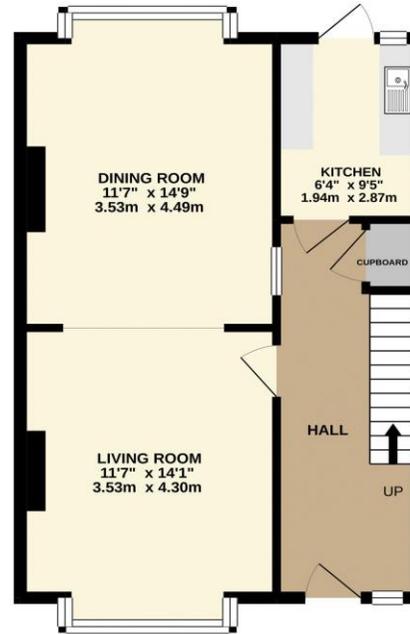
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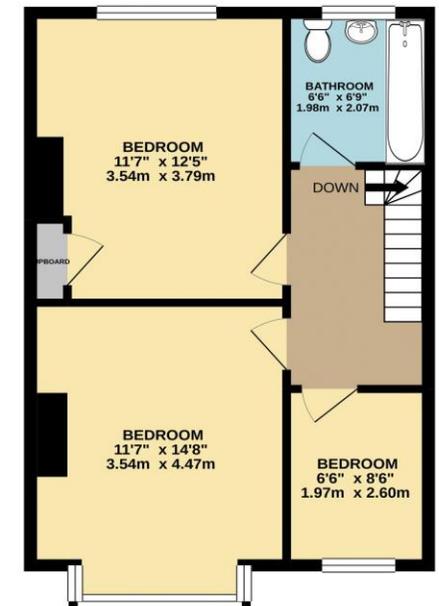
Disclaimer

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GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		88 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

