



**Wordsworth Drive, Sutton, SM3 8HF**

**Offers in Excess of £650,000**

This superbly presented three bedroom family home is set within a much sought after location, within easy reach of Cheam Village with its array of shops, restaurants and transport links, including Cheam mainline rail Station. The property is within easy walking distance to Cheam Park and Nonsuch Park as well as numerous well regarded Schools.

Sought after Location · Three Bedrooms ·  
Two Receptions · Modern Family Bathroom

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### **Accommodation**

Features on the ground floor include an entrance porch, two good sized reception rooms, and fitted kitchen. Upstairs there are two double bedrooms and one single bedroom, together with a modern fitted shower room.

### **Outside**

The property benefits from a good size garden extending to approximately 70ft with patio area, garage and driveway to the front of the property. There is potential to extend subject to planning permission.





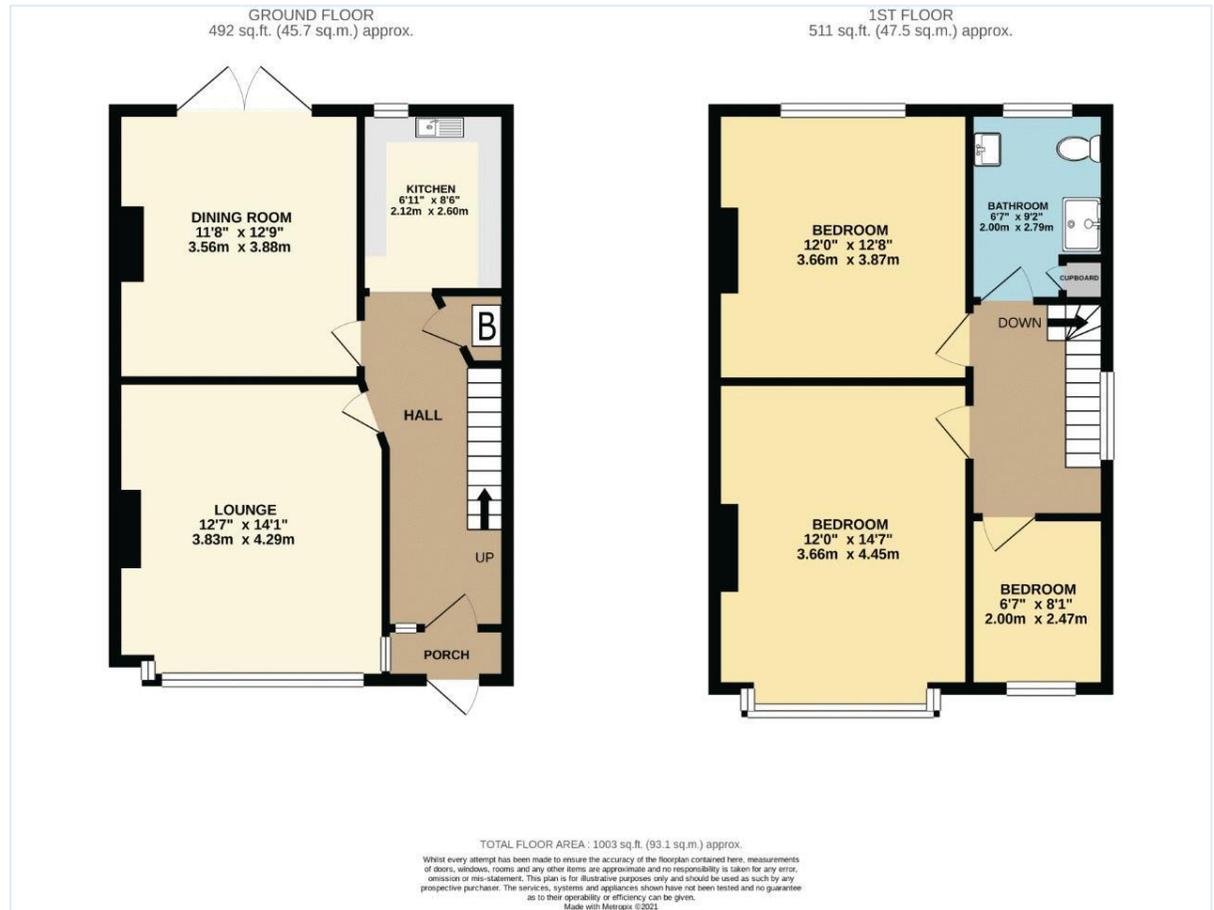
Council Tax - E  
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

