

Cromwells



Holland Avenue, Sutton, SM2 6HW

Guide Price £900,000

Cromwells are pleased to offer this four bedroom detached family home with off road parking, garage, garden and excellent potential to extend, subject to planning permission. It is situated in a desirable residential location, close to all the amenities of Cheam Village, Belmont Village and Sutton Town Centre. There are a variety of shops, restaurants, gyms, other leisure facilities - including Banstead Downs Golf Club and Overton Park Recreation Ground, as well as good transport links. Cheam, Belmont and Sutton mainline railway stations are all within easy reach, with excellent links into Central London. Well regarded local schools include Avenue Primary Academy, Cuddington Croft, Overton Grange Primary, Harris Academy, Sutton High School and Nonsuch High School for Girls.

Accommodation

A covered entrance porch leads to the spacious hallway and onto the large, double aspect through lounge with front bay window, double doors and window to the rear garden and feature fireplace. There is a separate dining room and fitted kitchen, also with window and door to rear garden, as well as a downstairs cloakroom.

Stairs lead to the first floor landing and to three double bedrooms, two with fitted wardrobes, and a single bedroom. There is also a family bathroom with both bath and shower cubicle.

Outside

The property has a wide plot, offering an in and out driveway for the off road parking of several vehicles, a double garage to the side and considerable potential to extend on either side, subject to planning permission. At the rear the garden has a patio area, is mainly laid to lawn with mature planting to boundaries and two garden sheds.





Council Tax - G
Tenure - Freehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

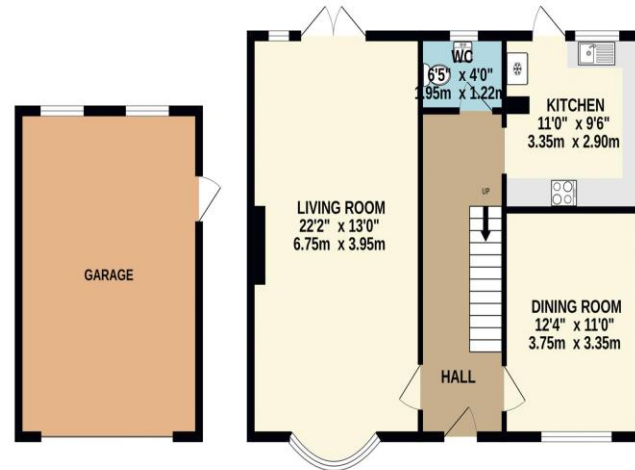
02086 424249
admin@cromwellscheam.co.uk

Disclaimer

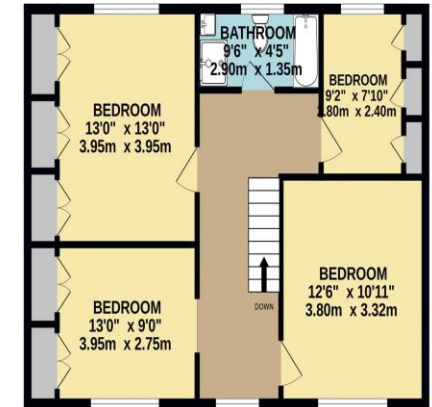
These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither

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
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.5 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.
Made with Metropix ©2023





