

Cromwells



Alberta Avenue, Sutton, SM1 2LJ

Offers in Excess of £600,000

Cromwells are pleased to offer this well presented and extended, three bedroom family home with off road parking for two vehicles, garden, and scope to extend further subject to planning permission.

It is situated in a popular and convenient location, close to all the amenities of Cheam Village, including a variety of shops, restaurants, other leisure facilities, open spaces and transport links. Both Cheam and West Sutton mainline railway stations are within walking distance, with frequent services into Central London.

There are several well regarded schools nearby.
EPC rating D.

Accommodation

A covered entrance porch leads to the hallway and onto the open plan lounge/dining room, with bay window to front, feature fireplace and windows and double doors to the rear garden. There is also a spacious fitted kitchen/breakfast room with lantern style roof light and windows and door to the rear garden, as well as the downstairs shower room. Stairs lead to the first floor landing where there are two double bedrooms with built in wardrobes, a single bedroom and the family bathroom.

Outside

To the front of the property there is a driveway for off road parking of two vehicles.

The rear garden extends to some 80 feet, is fence enclosed, has a spacious patio area, is mainly laid to lawn with mature planting to borders and has a garden shed.





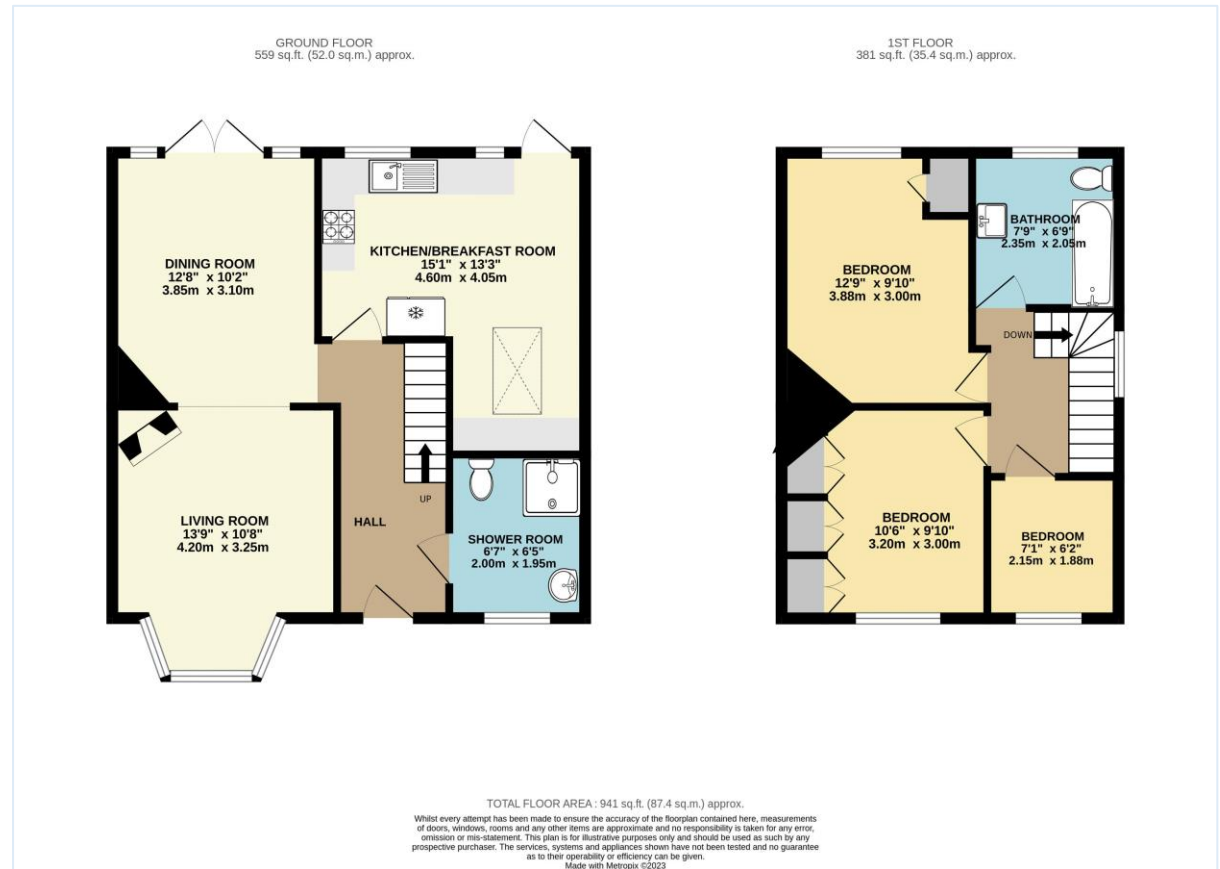
Council Tax - D
Tenure - Freehold

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





