

# Cromwells



**Rectory Road, Sutton, SM1 1QW**

**Offers in Excess of £475,000**

This beautifully presented, two double bedroom home with South facing garden is situated in a convenient location close to the amenities of Sutton Town Centre, including shops, restaurants, gyms, other leisure facilities and transport links. Both Sutton Common and West Sutton mainline railway stations are within easy reach, with excellent services into Central London. Nearby well regarded schools include Robin Hood Junior School, Westbourne Primary, Greenshaw High School, Glenthorne High School and Sutton Grammar School. EPC Rating D.

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### **Accommodation**

An enclosed entrance porch leads to the hallway and onto the open plan lounge/dining room with bay window to front, the modern fitted kitchen, downstairs cloakroom and bright utility room with double doors to the rear garden.

Upstairs there are two good size double bedrooms, one with fitted wardrobes, together with the large family bathroom with both shower and bath.

### **Outside**

There is a small paved area to the front of the property. The south facing rear garden has a patio area, is mainly laid to lawn with a planted border, a garden shed and rear access gate.





Council Tax - C  
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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



