

# Cromwells



**Chartwell Gardens, Sutton, SM3 9TQ**

**£425,000**

Cromwells are pleased to offer this two bedroom terraced family home with off road parking and rear garden, situated in a quiet residential location. The popular Cheam Village is within easy reach, as well as Sutton Town Centre, with a variety of shops, restaurants, gyms, open spaces and transport links. Both Cheam and West Sutton main line railway stations are nearby, with excellent services into Central London. Well regarded local schools include Cheam Park Farm Primary Academy, Cheam High School, Nonsuch High School for Girls and Sutton Grammar School.  
No Onward Chain. EPC rating C.

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### **Accommodation**

A covered entrance porch leads to the hallway and onto the fitted kitchen, with front aspect, and the reception room with window and door out to the rear garden. Upstairs there are two good size bedrooms and the family bathroom.

### **Outside**

There is off road parking to the front of the property. The private rear garden is mainly paved with a planted border and garden shed.





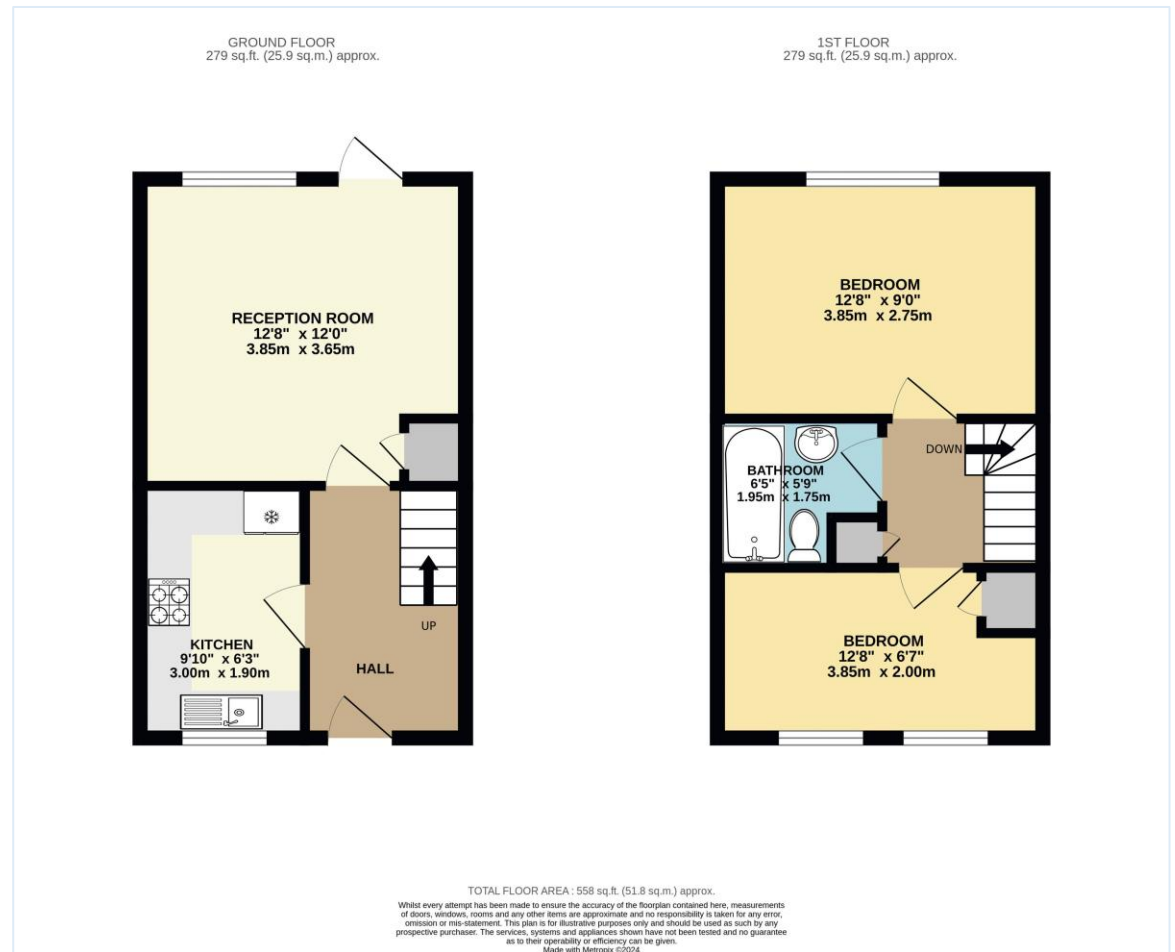
Council Tax - D  
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

