

Cromwells



Molesey Drive, Sutton, SM3 9UN

£625,000

Cromwells are pleased to present this four bedroom, two bathroom family home with off road parking, garage at rear and good size garden. It is ideally located within the popular Park Farm residential area, in close proximity to all the amenities of both North Cheam and Cheam Village, including a variety of shops, restaurants, gyms, parks and transport links. Cheam, Sutton Common and West Sutton mainline railway stations are all nearby, with excellent links into Central London.

There are also several well regarded local schools, including Glenthorne High School, Cheam High School, Nonsuch High School for Girls and Cheam Park Farm Primary School.

EPC rating D.

Accommodation

A covered entrance porch leads to the hallway and onto the spacious open plan lounge/modern fitted kitchen/dining room, through to the utility room/conservatory with door onto the rear garden. There is also a large shower room on this floor. On the first floor there are two double bedrooms, both with fitted wardrobes, a single bedroom and the family bathroom. On the second floor there is a further double bedroom, with eaves storage, and an ensuite cloakroom.

Outside

To the front of the property there is a driveway for off road parking. There is also a garage to the rear. The garden has a patio, a further paved area and is mainly laid to lawn.





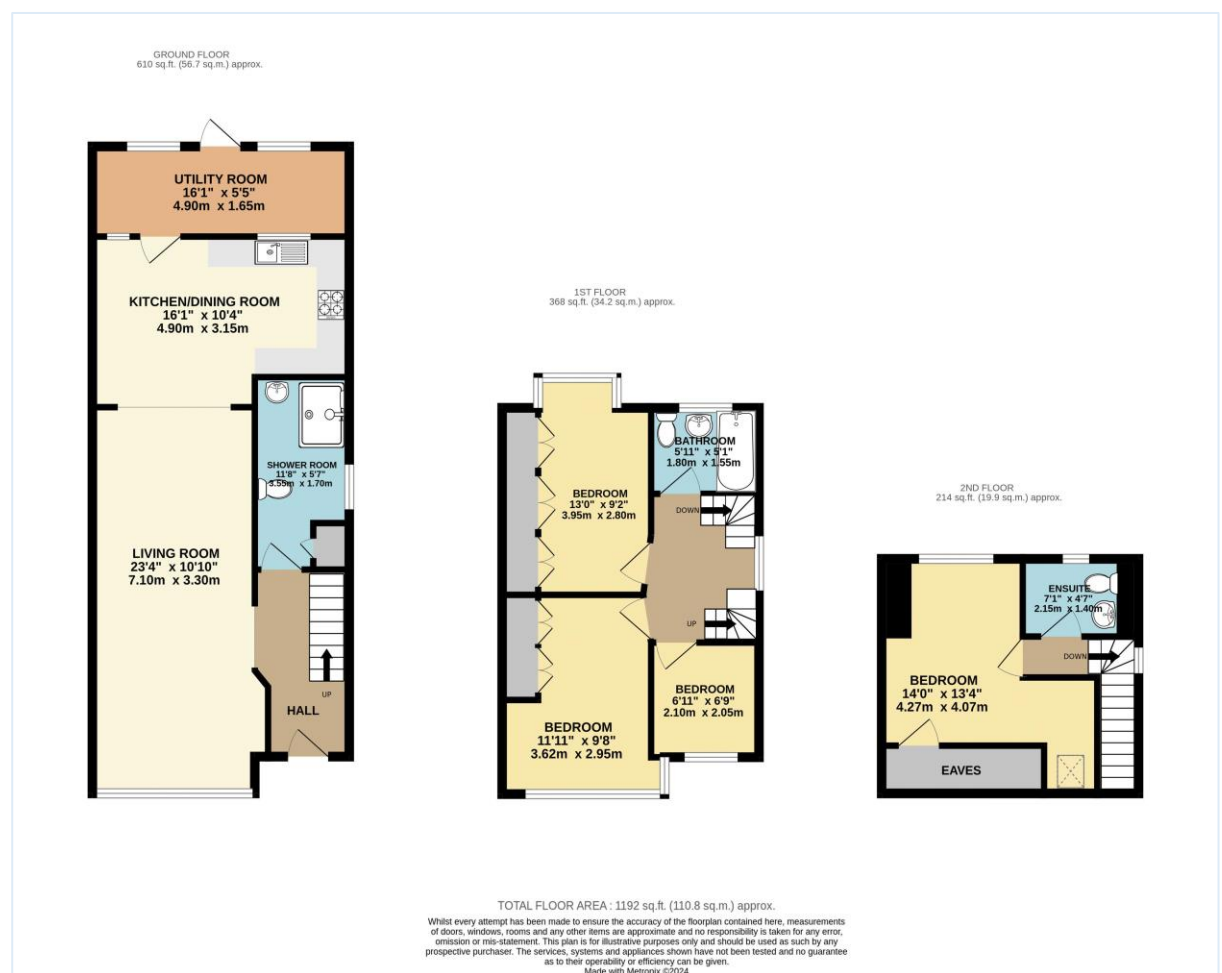
Council Tax - E
Tenure - Freehold

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		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



