

# Cromwells



**The Drive, Sutton, SM2 7DP**

**£2,500,000**

Cromwells are pleased to present this substantial detached five bedroom, three bathroom family home, offering extensive and flexible accommodation, with a large driveway for the off road parking of several vehicles, a detached double garage and gardens that back onto Cuddington Golf Club, It is situated on a much sought after private road in South Cheam and has great potential to extend/improve subject to planning permission. The quiet and convenient location has easy access to the amenities of Cheam Village, Banstead and Sutton Town Centre. Both Cuddington Golf Club and Banstead Downs Golf Club are close by. Cheam, Belmont and Banstead mainline railway stations are within easy reach, offering easy access into Central London. Well regarded nearby schools include Nonsuch High School for Girls, Sutton Grammar School, Ewell Castle School and Epsom College. EPC rating E.

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### **Accommodation**

This substantial family home has generous and flexible accommodation over both floors. On the ground floor the hallway leads to the kitchen/breakfast room, dining room, double aspect family room, utility room and conservatory, and also to a further large, triple aspect reception room and a study. Upstairs the double aspect master bedroom has fitted wardrobes and a large ensuite bathroom. There are three further double bedrooms and a single bedroom, all with fitted wardrobes. There is a family bathroom and a separate shower room.

### **Outside**

To the front of the property there is a generous driveway for the off road parking of several vehicles as well as a detached double garage. The large rear garden is mainly laid to lawn, has a swimming pool and backs onto Cuddington Golf Club.





Council Tax - H  
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		







