

Cromwells



Alberta Avenue, Sutton, SM1 2LF

Offers in Excess of £500,000

Cromwells are pleased to offer this well presented and extended two double bedroom family home with off road parking, good size rear garden and detached summer house/office building.

It is situated in a popular and convenient Cheam location, close to all the amenities of Cheam Village including a variety of shops, restaurants, gyms, other leisure facilities and transport links. Both West Sutton and Cheam mainline railway stations are close by, with frequent services into Central London. There are also several well regarded local schools.

EPC rating D.

Accommodation

On the ground floor a hallway leads to the living room with feature fireplace and onto the dining area. A further lobby leads to the good size fitted kitchen, with access to the rear garden, and the family bathroom. Upstairs there are two double bedrooms, both with fitted wardrobes, together with a wc/cloakroom.

Outside

There is off road parking to the front of the property. The rear garden extends to some 43 metres, has a patio area, is mainly laid to lawn and has a useful large detached summerhouse/home office structure at the rear.





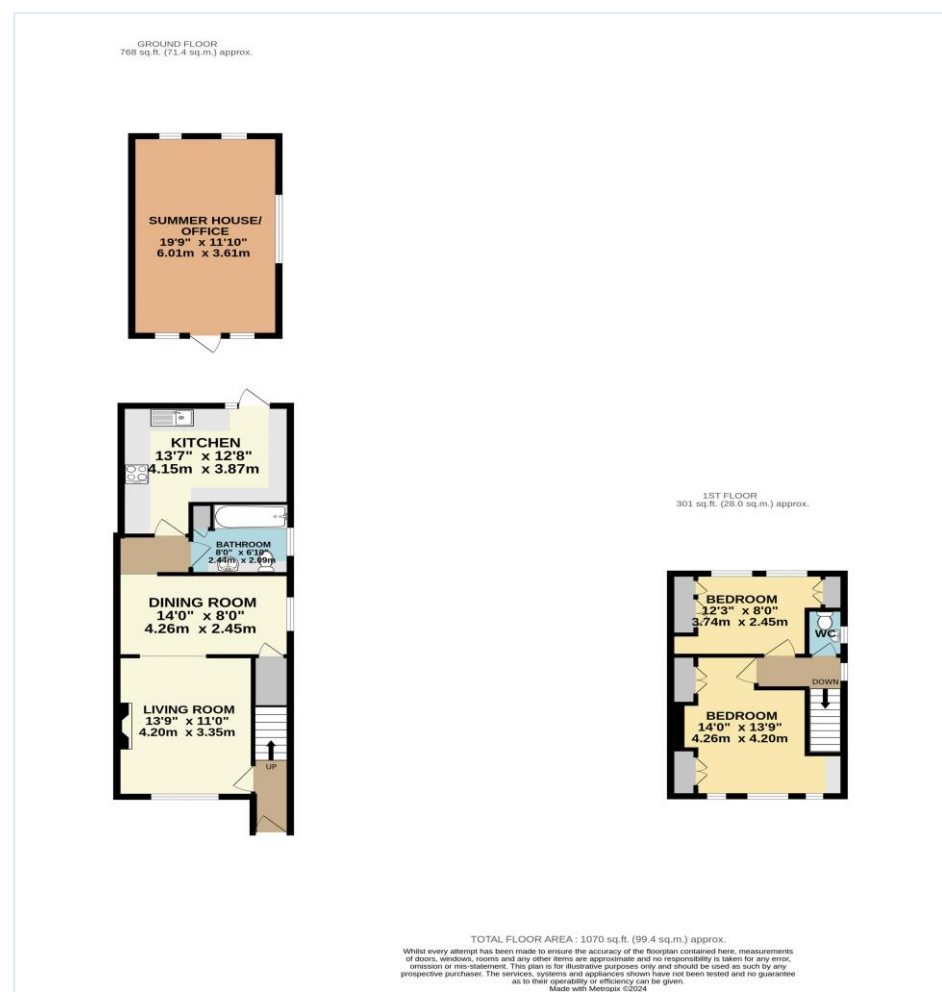
Council Tax - C
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



