

# Cromwells



Stayton Road, Sutton, SM1 2PU

£600,000

This three bedroom family home has two bathrooms, a driveway for off road parking, a side lean-to and a rear garden. It is conveniently located close to the amenities of Sutton Town Centre, including shops, restaurants, gyms, other leisure facilities and transport links. Sutton Common mainline railway station is a short walk away, while West Sutton mainline railway station is also within easy reach, both with good services into Central London. There are several well regarded local schools including Cheam Park Farm Primary Academy, Greenshaw High School and Glenthorne High School.

---

### **Accommodation**

The ground floor has a hallway leading to the open plan living room/dining room, which then leads to the spacious kitchen/breakfast room with doors opening to the rear garden. There is also a shower room and utility area on this floor. Upstairs there are two double bedrooms, one with built in wardrobes, a single bedroom and the family bathroom.

### **Outside**

To the front of the property there is off road parking for two vehicles. The good size rear garden has an attractive patio area and is otherwise mainly laid to lawn. There is a covered lean-to to the side of the property, providing useful storage space and covered access from the front to the rear garden.





Council Tax - D  
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



