

Cromwells



Priory Avenue, Sutton, SM3 8LU

£800,000

Cromwells are pleased to offer this beautifully presented, extended four bedroom, two bath/shower room, semi detached family home with off road parking, front and rear gardens and further scope to extend (STPP). Situated on a corner plot in a popular and convenient residential location, close to all amenities of both North Cheam and Cheam Village, including shops, restaurants, gyms, open spaces and transport links. Cheam and West Sutton mainline railway stations are within walking distance, offering excellent services into Central London. Nearby bus routes link to Morden Town Centre and Morden Underground Station. Sutton Town Centre is also easily accessible. Well regarded local schools include Cheam Park Farm Primary, Cheam High School and Nonsuch High School. EPC rating D.

Accommodation

An enclosed entrance porch leads to the hallway and onto the spacious ground floor accommodation, including the front reception room with bay window and built in cupboards, the modern kitchen/dining room, with bi-fold doors leading to the rear patio and garden, and a double bedroom with shower room. Upstairs there are two further double bedrooms, one with bay window and both 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 together with an area of lawn. A side gate leads through to the fenced rear garden. This is mainly laid to lawn with a patio area and garden shed.





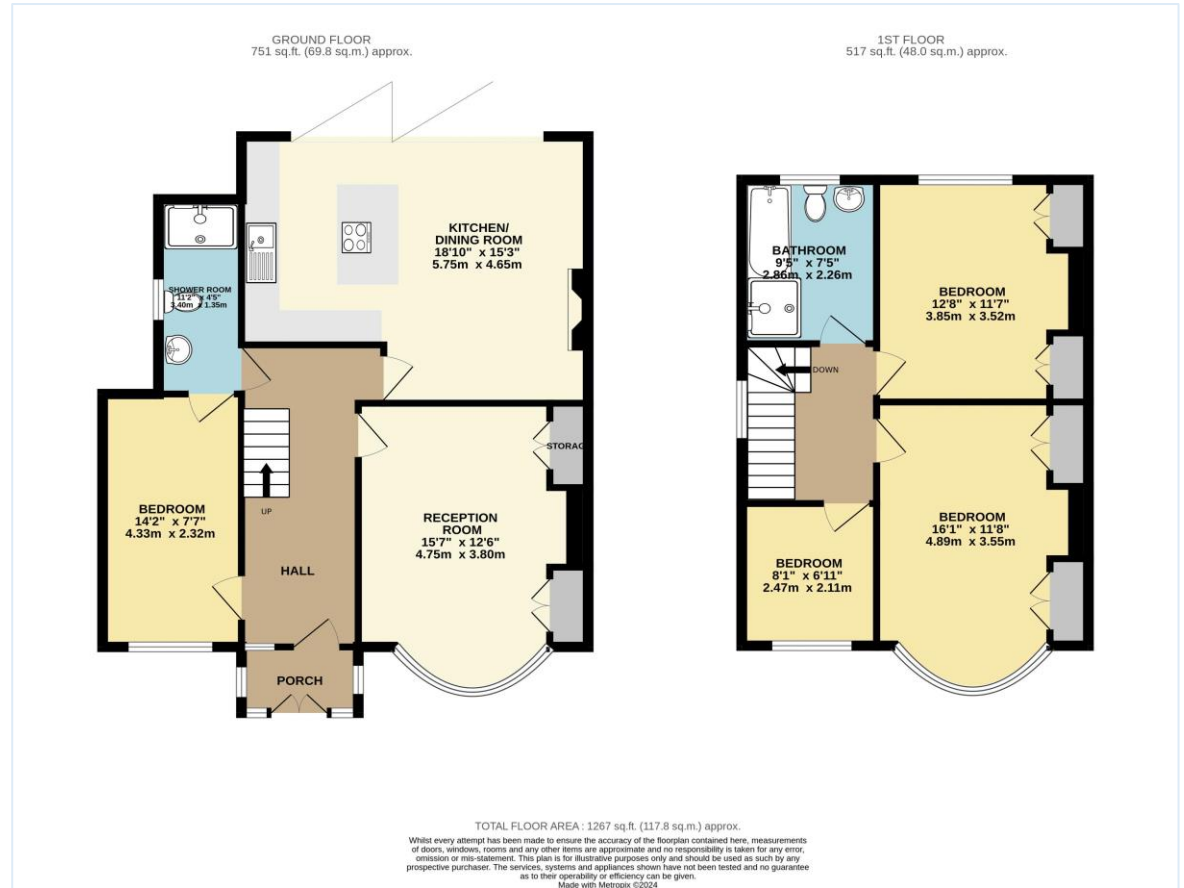
Council Tax - F
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

