

Cromwells



York Road, Sutton, SM2 6HA

Offers in Excess of £675,000

Cromwells are pleased to offer this four double bedroom, link detached family home with off road parking, car port, attached garage and both front and rear gardens.

It is situated in a popular and convenient location, close to the amenities of both Cheam Village and Sutton Town Centre. There are a variety of shops, restaurants, gyms, other leisure facilities and transport links. Both Sutton and Cheam mainline train stations are within walking distance, with excellent services into Central London. Well regarded local schools include Cuddington Croft Primary, Nonsuch High School for Girls, Sutton Grammar, Sutton High School and Harris Academy.

EPC rating D.

Accommodation

The side entrance door leads to the hallway, with storage cupboards, and onto the dining room, modern fitted kitchen, the spacious living room with double doors and windows to the rear garden, and the downstairs cloakroom.

Stairs lead to the first floor landing, the four double bedrooms and the family bathroom with both bath and shower cubicle.

Outside

To the front of the property there is a lawn area with shrub planting, a driveway for the off-road parking of two vehicles, a carport and an attached garage. There is a side gate through to the rear garden.

The rear garden has been landscaped with a spacious paved patio area, lawns, and tree and shrub planting.





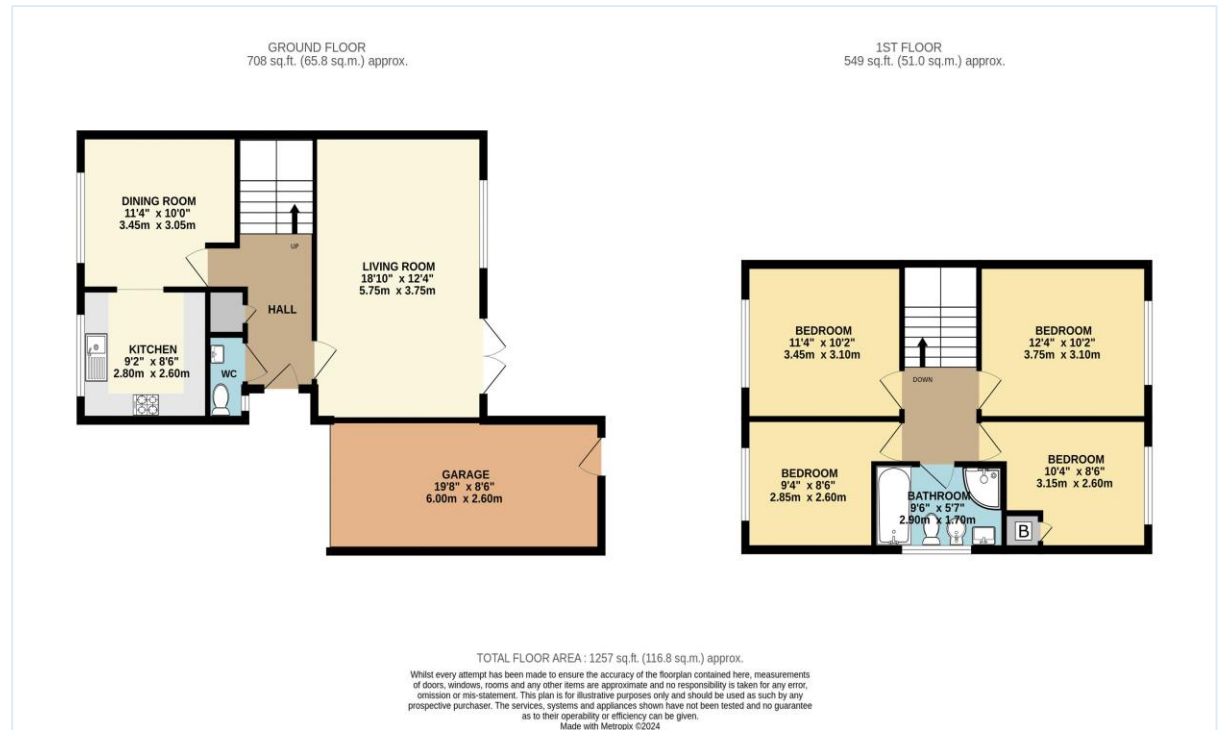
Council Tax - F
Tenure - Freehold

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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





