

# Cromwells



Cookes Lane, Sutton, SM3 8QG

£625,000

Cromwells are pleased to offer this three bedroom family home with garage en-bloc and garden. It is situated in an attractive and convenient, residential Cheam Village location, within walking distance of all amenities. There are shops, restaurants, gyms, other leisure facilities, open spaces and transport links. Sutton Town Centre is also easily accessible. Cheam and West Sutton railway stations are within easy reach, with excellent services into Central London. Well regarded local schools include Cheam Fields Primary, Cheam High School, Nonsuch High School for Girls and Sutton Grammar School. EPC rating D.

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### **Accommodation**

This terraced family home has an entrance hallway with store cupboard, a spacious double aspect reception room with patio doors to the rear garden, a fitted kitchen and a downstairs cloakroom.

Upstairs there are two double bedrooms, a single bedroom and a family bathroom.

### **Outside**

There is a paved area with planting to the front of the property. The rear garden is mostly paved with shrubs and has a detached summer house building.

The property has a garage en-bloc.





Council Tax - E  
Tenure - Freehold

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Disclaimer

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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		



