

# Cromwells



**Holmwood Road, Sutton, SM2 7JS**

**Guide Price £925,000 to £950,000**

Cromwells are pleased to offer this beautifully presented, three double bedroom detached family home with original features, off road parking for several vehicles, an attached garage and a well maintained large rear garden.

It is situated on a tree lined road in a desirable and convenient residential location. The amenities of Cheam Village are close by, including shops, restaurants, gyms, other leisure facilities, open spaces and transport links. Both Cheam and Ewell East railway stations are within easy reach, with excellent services into Central London.

Well regarded local schools include Cuddington Croft Primary, Glyn School and Nonsuch High School for Girls. EPC rating D.

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### **Accommodation**

An enclosed porch leads to the very spacious entrance hall. Double doors link this to the dining room, which in turn has double doors leading to the rear garden. There is a further spacious reception room with bay window and feature fireplace, a modern fitted kitchen with window and door to the rear garden and a downstairs wc. Upstairs, off the landing, there are the three double bedrooms, one with bay window, built in wardrobes and an en-suite shower, and one fitted out as a study at present. The good size luxury family bathroom has both a free-standing bath and a separate shower.

### **Outside**

To the front of the property there is a generous driveway for the off road parking of several vehicles, as well as a large attached garage. The rear garden is of a very good size and beautifully maintained. It has a patio area, extensive lawn and mature planting.





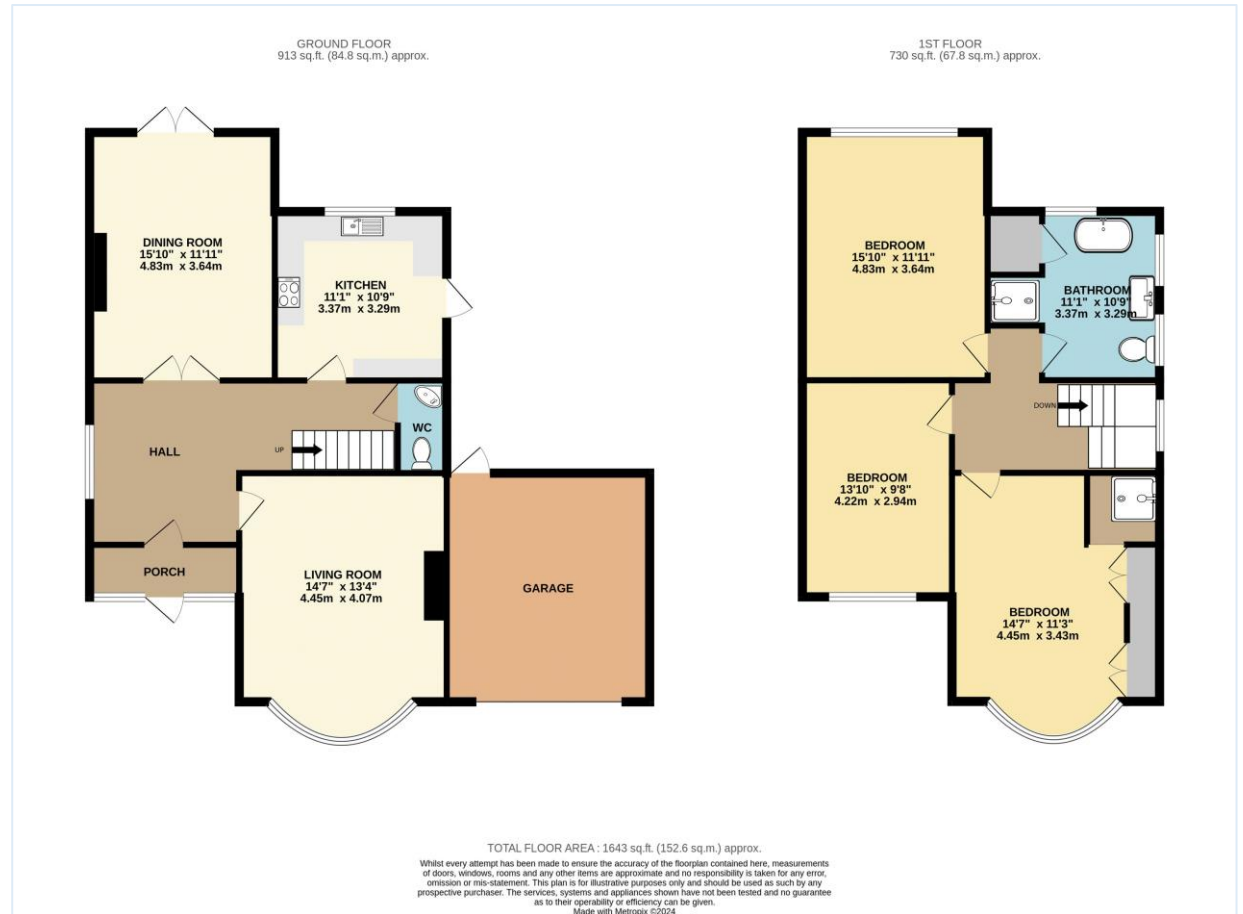
Council Tax - G  
Tenure - Freehold

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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	64 D	
39-54	E		
21-38	F		
1-20	G		





