

# Cromwells



**Hilldale Road, Cheam, Sutton, SM1 2JB**

**Offers in Excess of £635,000**



This four bedroom, two bathroom family home has the added benefits of off road parking for two vehicles and a secluded rear garden. It is ideally located, within easy reach of the amenities of Cheam Village, including shops, restaurants, gyms, other leisure facilities and transport links. Cheam and West Sutton main line railway stations are both nearby, offering excellent links into Central London. There are several well regarded local schools, including Cheam Park Farm Primary School and Cheam High School.

EPC rating D.

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### **Accommodation**

On the ground floor the side entrance leads to a hallway and onto the spacious living room with double doors to the rear garden, and to the large open plan modern fitted kitchen/dining room. There is also a cloakroom off the hallway.

On the first floor there are two good size double bedrooms, a single bedroom and the family bathroom.

Stairs lead to the second floor master suite, with very large double aspect bedroom, en suite shower room and a dressing room.

### **Outside**

To the front of the property the driveway provides off street parking for two vehicles.

There is an attractive secluded paved rear garden, with planting to borders and a garden shed.







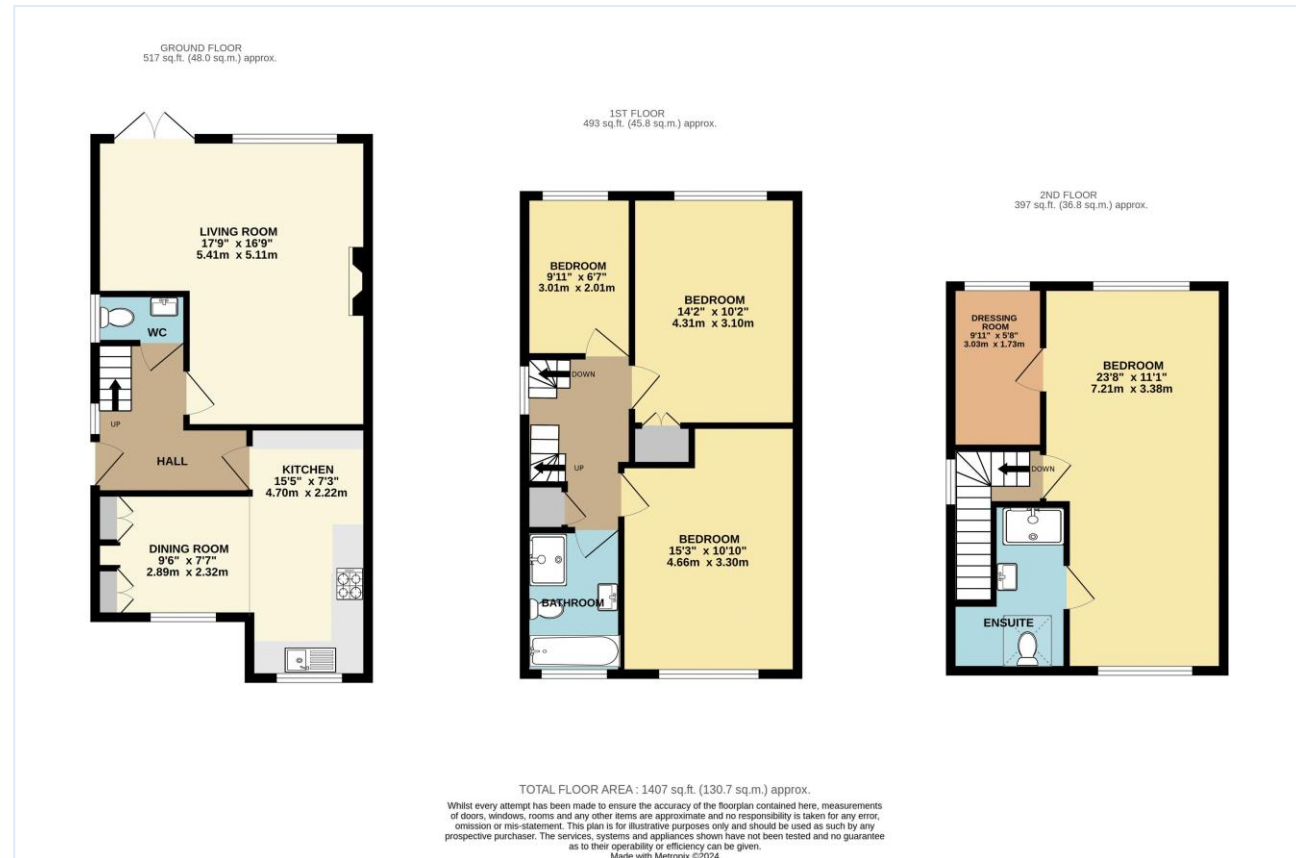
Council Tax - E  
Tenure - Freehold

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

