

# Cromwells



**Northfield Crescent, Sutton, SM3 9SU**

**£620,000**



Cromwells are pleased to present this wonderfully quiet and private, spacious three bedroom bungalow with attached double garage, detached double garage, car port, hard standing and good size front and rear gardens. It offers flexible accommodation with potential for extension, subject to planning permission.

It is situated in a quiet residential cul de sac, a short distance from the amenities of North Cheam, Cheam Village and Sutton Town Centre. There are excellent shops, restaurants, gyms, other leisure facilities and transport links. Both West Sutton and Cheam mainline railway stations have good services into Central London.

Frequent bus services link to Morden Underground Station.

Well regarded local schools include Cheam Park Farm Primary Academy, Cheam High School, Nonsuch High School for Girls and Sutton Grammar School.

No Onward Chain. EPC rating F.

### Accommodation

The entrance hall leads to the double aspect, open plan living/dining room with patio doors to the rear garden and to the fitted kitchen with front aspect.

It also leads to the three double bedrooms, with fitted wardrobes and cupboards, the family bathroom with overhead shower, and separate wc.

There is a very spacious attached utility/workshop area which leads to a linked double garage with car access.

### Outside

There are spacious front and rear gardens, both mainly laid to lawn, with a patio area at the rear of the property. The large rear garden has mature trees and planting, a vegetable patch, fruit trees, wildlife ponds, shed and greenhouse.

In addition to the double garage attached to the property, there is a hard standing and car port with vehicle access, as well as a second detached double garage (with an inspection pit) at the end of the back garden. In total this provides off road parking for up to seven vehicles, accessible from the side and rear of the property.







Council Tax - D  
Tenure - Freehold

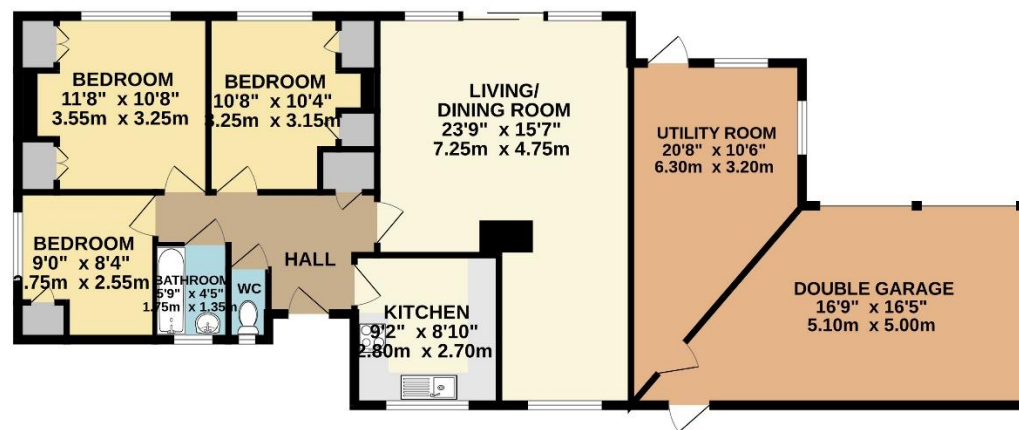
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### Disclaimer

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

GROUND FLOOR  
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

