

Cromwells



Gander Green Lane, Sutton, SM1 2EZ

£650,000

Cromwells are pleased to offer this beautifully presented four bedroom, two bathroom family home with off road parking for two vehicles and an attractive rear garden. It is situated in a popular and convenient location, close to the amenities of both Sutton Town Centre and Cheam Village. There are shops, restaurants, gyms, other leisure facilities, transport links and open spaces. Collingwood Road Recreation Ground is close by and West Sutton railway station is a short walk away, with excellent services into Central London. Well regarded local schools include Westbourne Primary, Cheam High School, Sutton Grammar and Nonsuch High School for Girls. EPC rating C.

Accommodation

An enclosed entrance porch leads to the hallway and onto the excellent, spacious and bright accommodation throughout. The front reception room has a feature bay window, while the open plan, modern fitted kitchen and dining area has bi-fold doors opening onto the rear garden. Stairs lead to two good size double bedrooms, a single bedroom and the family bathroom on the first floor. Further stairs lead to the master bedroom, with double doors opening to a Juliet balcony, and to the shower room with walk in shower.

Outside

To the front there is a drive for the off-road parking of two vehicles. To the rear a large decking area provides a great space for sitting out and admiring the good size, well presented rear garden. This is mainly laid to lawn with planted borders and a garden shed.





Council Tax - D
Tenure - Freehold

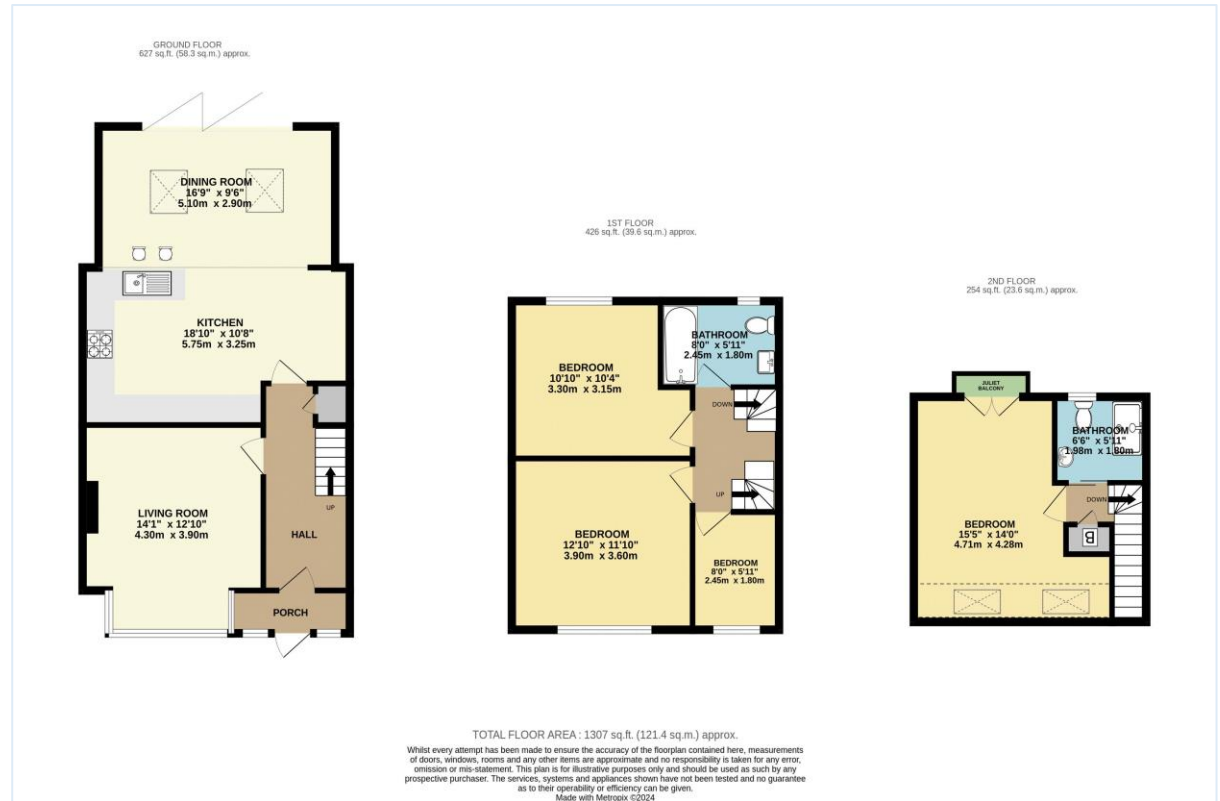
54-56 High Street
Cheam Village
Surrey
SM3 8RW

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		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







