

Cromwells



Frederick Gardens, Sutton, SM1 2HX

Offers in Excess of £650,000

Cromwells are pleased to offer this well presented, extended, three bedroom family home with off road parking and westerly facing rear garden.

It is situated within a cul-de-sac, in a popular and convenient location, close to the amenities of both Cheam Village and Sutton Town Centre. There are shops, restaurants, gyms, other leisure facilities, open spaces and transport links. The property is a short walk from West Sutton mainline railway station, with excellent services into Central London. Well regarded local schools include Westbourne Primary, Cheam High School, Sutton Grammar School and Nonsuch High School for Girls. EPC rating D. No Onward Chain.

Accommodation

An enclosed entrance porch leads through to the hallway and onto the open plan living/dining room, with bay window and feature fireplace, and to the fitted kitchen/breakfast room with bi fold doors to the garden. This very spacious and bright room is also accessed from the living area, through glazed double doors.

Upstairs on the first floor there are two double bedrooms, one with fitted wardrobes, the family bathroom and a study/office space.

The large master bedroom with en suite shower room on the second floor completes the accommodation.

Outside

To the front of the property there is off road parking for two vehicles.

A side access leads through to the good size rear garden, where the detached garage is now used for storage purposes. The pleasant and secluded west facing garden has a paved patio area and is mainly laid to lawn with mature planting and shrubs.





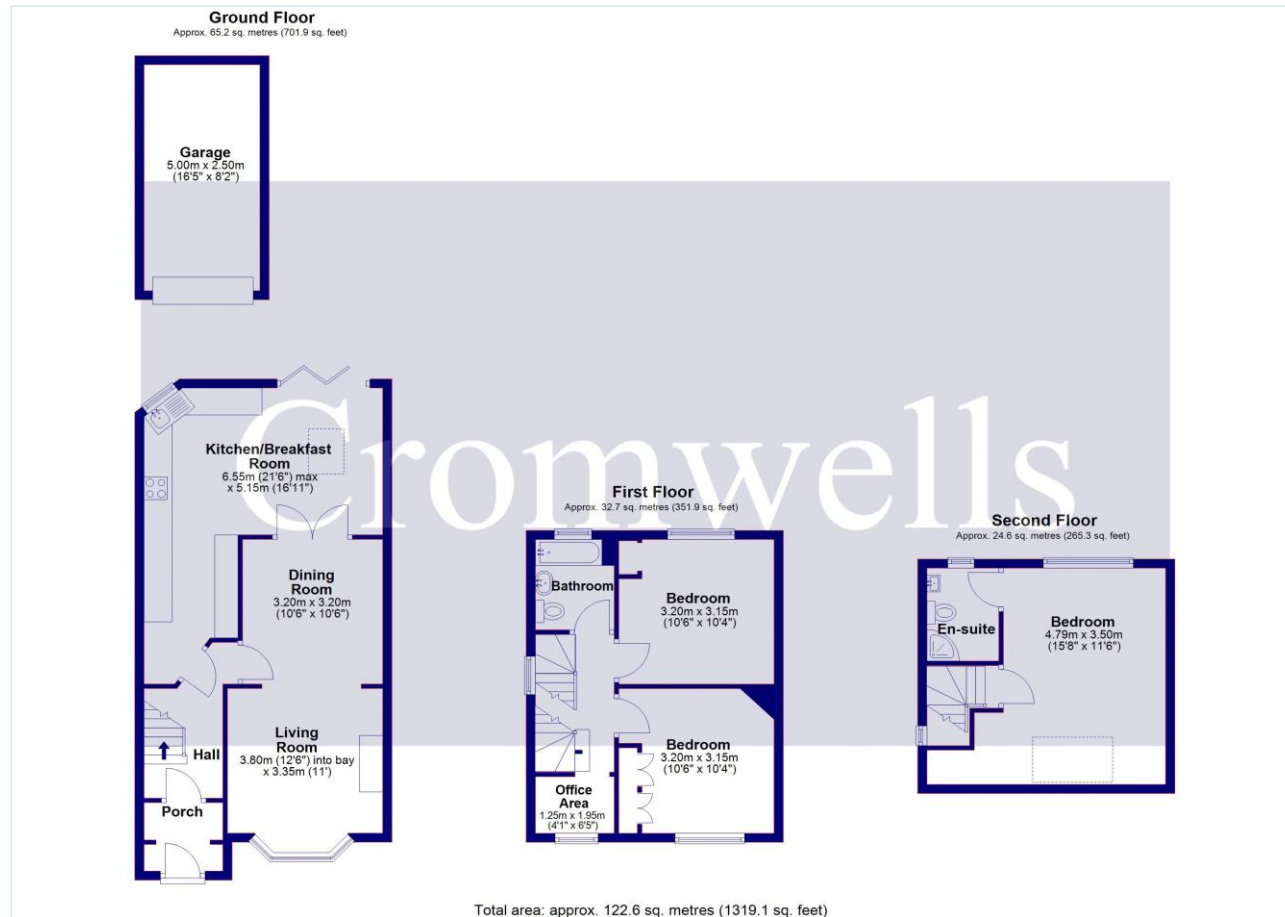
Council Tax - E
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



