

Cromwells



Hamilton Avenue, Sutton, SM3 9EA

£595,000

Cromwells are pleased to offer this three bedroom, semi detached family home with downstairs cloakroom, conservatory, south west facing rear garden and off road parking for two vehicles. It is situated in a popular residential location, within easy reach of the amenities of North Cheam, Cheam Village and Sutton, including shops, restaurants, gyms, other leisure facilities and transport links. Sutton Common and West Sutton train stations are nearby, with excellent services into Central London, and bus routes link to Morden Underground Station. Well regarded local schools include Brookfield Primary Academy, Cheam Park Farm Primary Academy and Cheam High School. EPC rating D.

Accommodation

A covered entrance porch leads to the hallway and onto the front reception room, with feature fireplace, the rear reception room with double doors to the conservatory, the fitted kitchen and the downstairs cloakroom. Both the conservatory and kitchen have doors opening onto the rear garden.

Upstairs there are two double bedrooms, one with fitted wardrobes, a single bedroom, also with fitted wardrobes, and a good size family bathroom.

Outside

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

The rear garden is south west facing, has a paved patio area and is mainly laid to lawn with mature planting to borders.





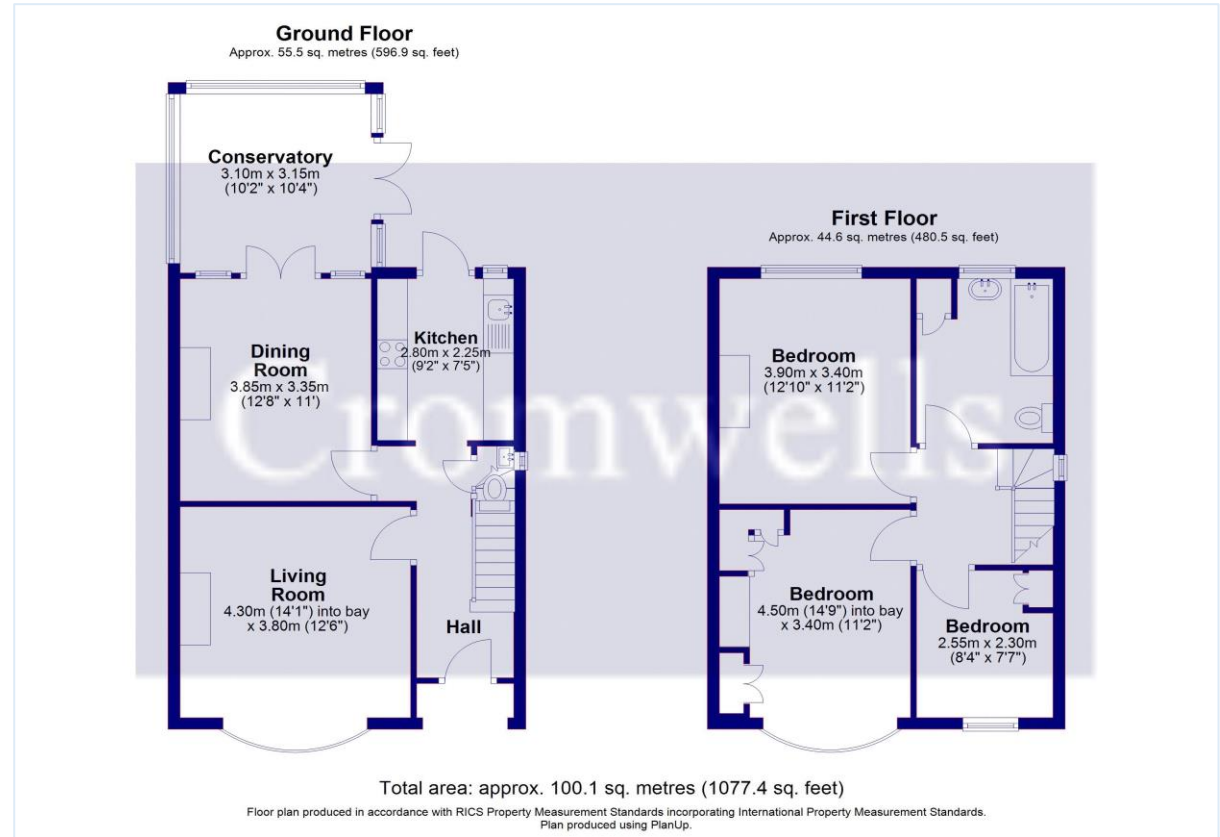
Council Tax - D
Tenure - Freehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

02086 424249
admin@cromwellscheam.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

