

Cromwells



Leaffield Road, Sutton, SM1 2NH

£695,000

This four bedroom detached family home, with off road parking and a rear garden, is situated in a convenient residential location. The amenities of Cheam Village, Sutton Town Centre and North Cheam are within easy reach, including shops, restaurants, gyms, other leisure facilities and transport links. Both Sutton Common and West Sutton mainline railway stations are easily accessible, with frequent services into Central London. Well regarded local schools include Cheam Park Farm Primary Academy, Cheam High School, Glenthorne High School, Sutton Grammar School and Nonsuch High School for Girls.
EPC rating D.

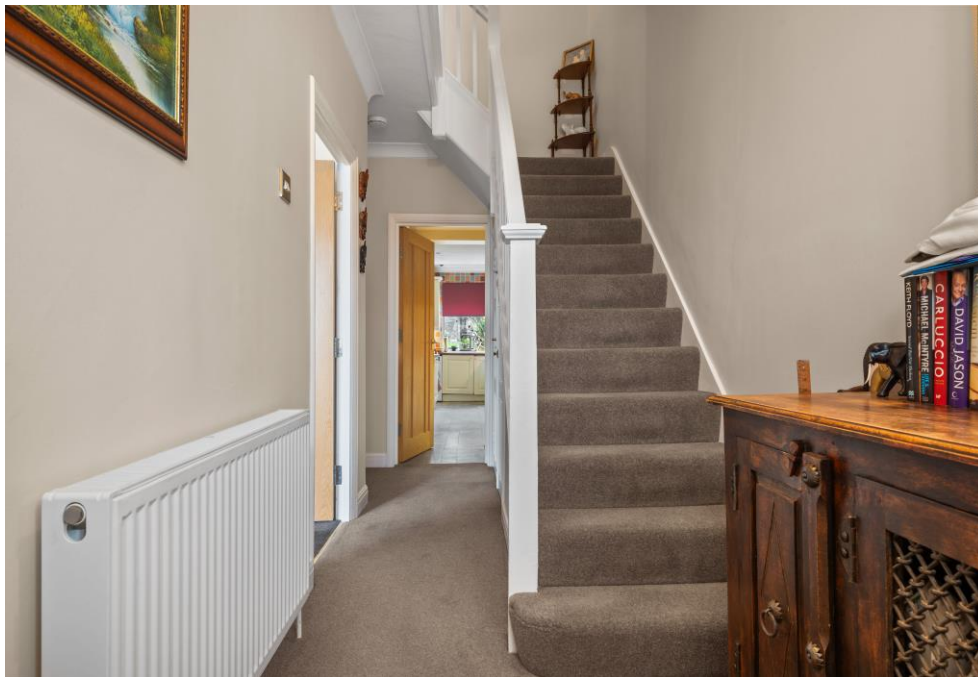
Accommodation

An enclosed entrance porch leads to the hallway and onto the spacious open plan dining/living/family room, with double doors leading to the rear garden. There is also the fitted kitchen and a downstairs cloakroom on the ground floor. On the first floor there are two double bedrooms (one with fitted wardrobes), a single bedroom and the family bathroom. On the second floor there is a further double bedroom, with juliet balcony overlooking the rear garden, and a shower room.

Outside

There is off road parking to the front of the property. The good size rear garden is mainly laid to lawn with mature planting and a patio area.





Council Tax - D
Tenure - Freehold

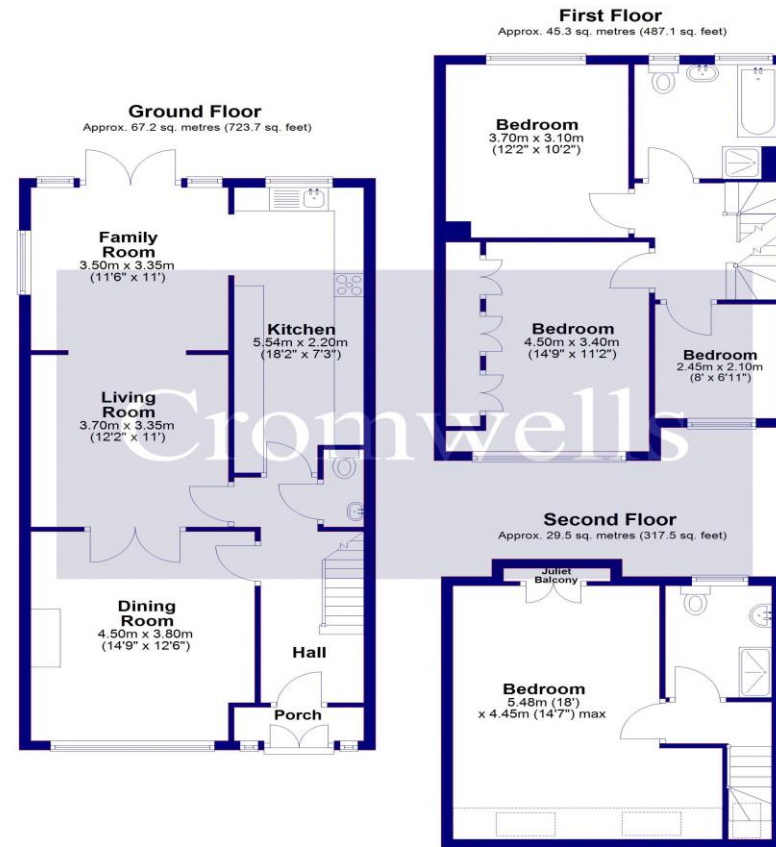
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Disclaimer

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Total area: approx. 142.0 sq. metres (1528.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





