

Cromwells



Tabor Gardens, Sutton, SM3 8RU

£900,000



Cromwells are pleased to offer this extended four bedroom semi detached family home, in need of refurbishment, with attached garage, off road parking and good size rear garden.

It is situated in a prime residential location within the heart of Cheam Village, close to shops, restaurants, gyms, open spaces and transport links. Cheam mainline railway station is within easy walking distance and has excellent services into Central London.

There are several well regarded schools nearby, including Cuddington Croft Primary, Cheam High School and Nonsuch High School for Girls.  
EPC rating D. No Onward Chain.

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### **Accommodation**

The property requires refurbishment. On the ground floor the generous hallway leads to two bright and spacious reception rooms, that to the front with a large bay window, that to the rear with double doors leading to the rear garden. The kitchen leads to a utility area, also with access to the rear garden, and a wc. Stairs lead to the first floor landing and to the master bedroom with en suite bathroom, three further bedrooms and the family bathroom.

### **Outside**

To the front of the property there is a driveway for off road parking, leading to the attached garage.

The large rear garden is mainly laid to lawn with mature planting, patio area and garden shed.







Council Tax - F  
Tenure - Freehold

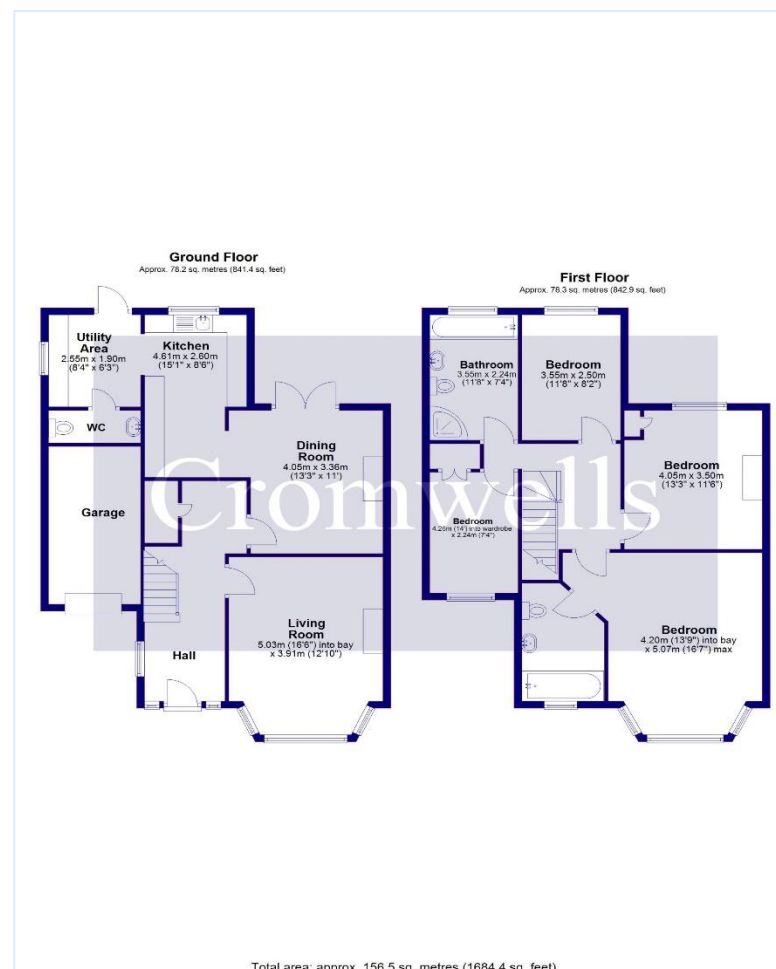
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### Disclaimer

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

