

Cromwells



Wordsworth Drive, Sutton, SM3 8HF

Offers in Excess of £675,000

Cromwells are pleased to offer this three bedroom family home with front and rear gardens and a detached garage.

It is situated in a popular and convenient residential location, close to the amenities of both North Cheam and Cheam Village. There are shops, restaurants, gyms, other leisure facilities and open spaces. Yardley Recreation Ground, Cheam Park and Nonsuch Park are all a short walk away.

Both West Sutton and Cheam mainline railway stations are within easy reach, with excellent services into Central London. Bus routes link to Morden Town Centre and Underground Station.

Well regarded local schools include Cheam Park Farm Primary Academy, Cheam High School and Nonsuch High School for Girls.
EPC rating D.

Accommodation

On the ground floor the spacious entrance hallway leads to the front reception room, with feature bay window, to the open plan rear reception room and kitchen/breakfast room, with patio doors and window to the rear garden, and to a downstairs cloakroom.

Stairs lead to the first floor landing, two double bedrooms with fitted wardrobes, a single bedroom with feature window, the family shower room and a separate wc.

Outside

There is an attractive front garden and a good size rear garden that is mainly laid to lawn with mature planting and a patio area.
A shared drive leads to the detached garage.





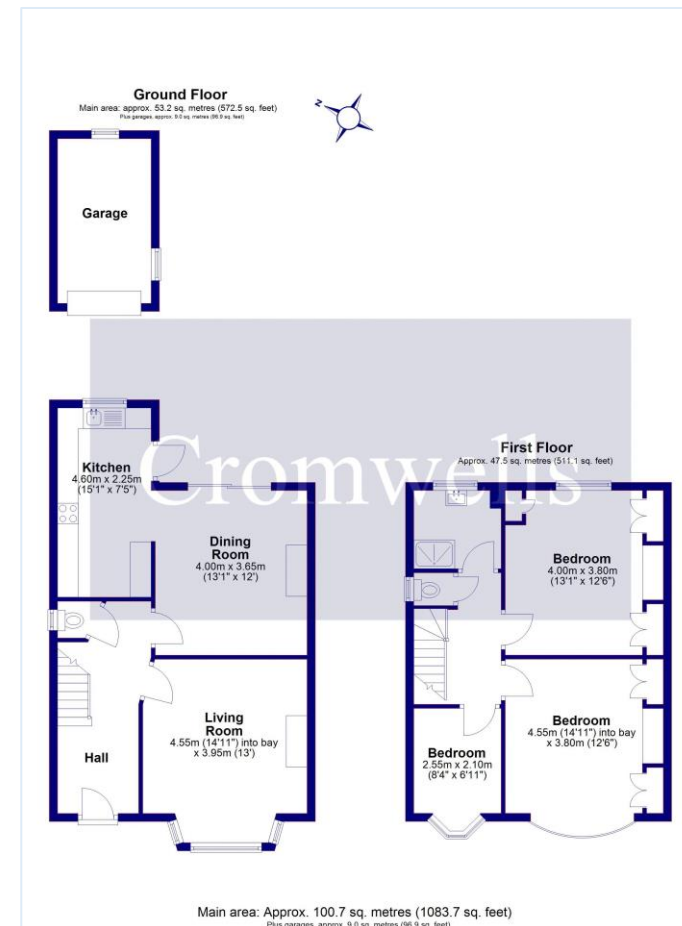
Council Tax - E
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



