

Cromwells



Fairholme Road, Sutton, SM1 2EE

£875,000

Cromwells are pleased to offer this spacious, extended, four bedroom character family home with off road parking for several vehicles, attached garage and good size rear garden.

It is situated in a popular tree lined road in a very convenient residential location, with easy access to all the amenities of Cheam Village and Sutton Town Centre.

There are shops, restaurants, gyms, other leisure facilities, open spaces and good transport links. Cheam, Sutton and West Sutton mainline railway stations are all close by, with excellent services into Central London. There are several well regarded local schools including Cheam High School, Nonsuch High School for Girls and Sutton Grammar School. EPC rating D.

Accommodation

An enclosed entrance porch leads to the hallway and onto the front reception room with feature bay window, the open plan rear reception room/kitchen, also with feature bay window and doors out to the rear garden. There is also a downstairs cloakroom. On the first floor there are three good size double bedrooms, two of which have feature bay windows and fitted wardrobes. On the second floor there is a further large double bedroom with fitted wardrobes, juliet balcony and ensuite bathroom.

Outside

There is a front drive for the off road parking of several vehicles, as well as an attached garage.

There is a covered lean to outside of the rear kitchen door, two paved patio areas, and a good size rear garden, mainly laid to lawn with mature planting. There is also a detached outbuilding at the end of the garden, and a garden shed.





Council Tax - E
Tenure - Freehold

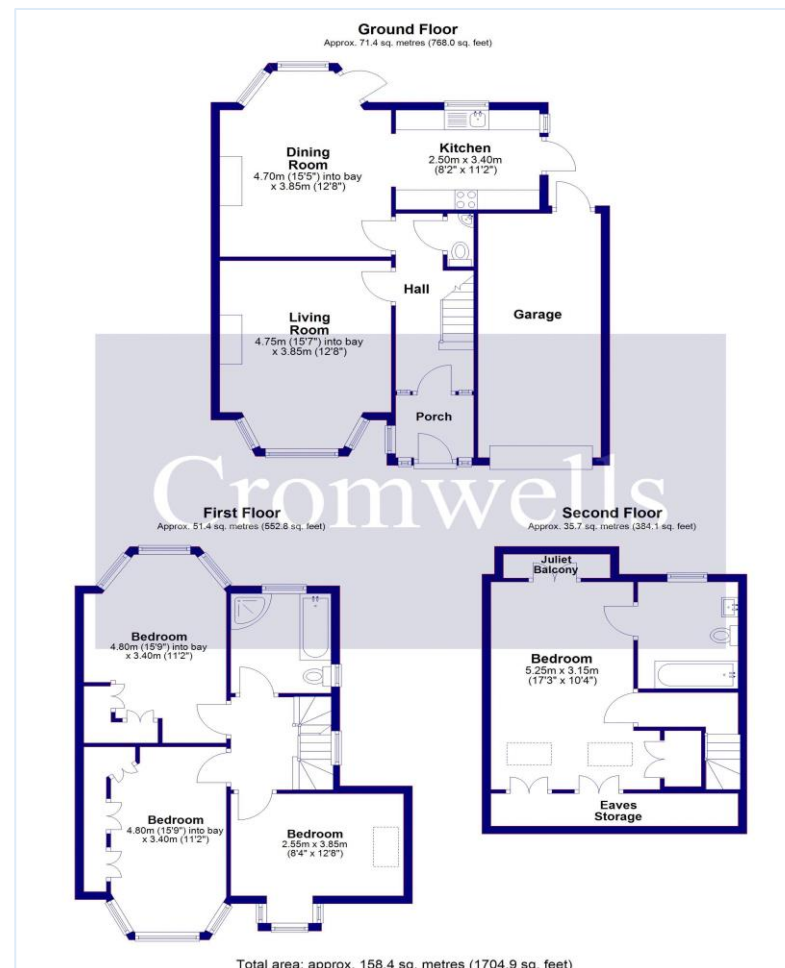
54-56 High Street
Cheam Village
Surrey
SM3 8RW

02086 424249
admin@cromwellscheam.co.uk

Disclaimer

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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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





