

Cromwells



Kings Road, Sutton, SM2 6DG

£550,000

This three bedroom family home with gardens is situated in a convenient residential location and has scope to extend, subject to planning permission. It is located a short walk from the amenities of Belmont, including shops, restaurants, leisure facilities and transport links. Sutton Town Centre, Cheam Village and Banstead Village are all easily accessible. Belmont mainline railway station is a short walk away. Avenue Primary Academy, Harris Academy Sutton and Overton Grange School are close by. EPC rating D.

Accommodation

An enclosed entrance porch leads to the open plan reception room with bay window to the front and double doors to the rear, leading to the back garden.

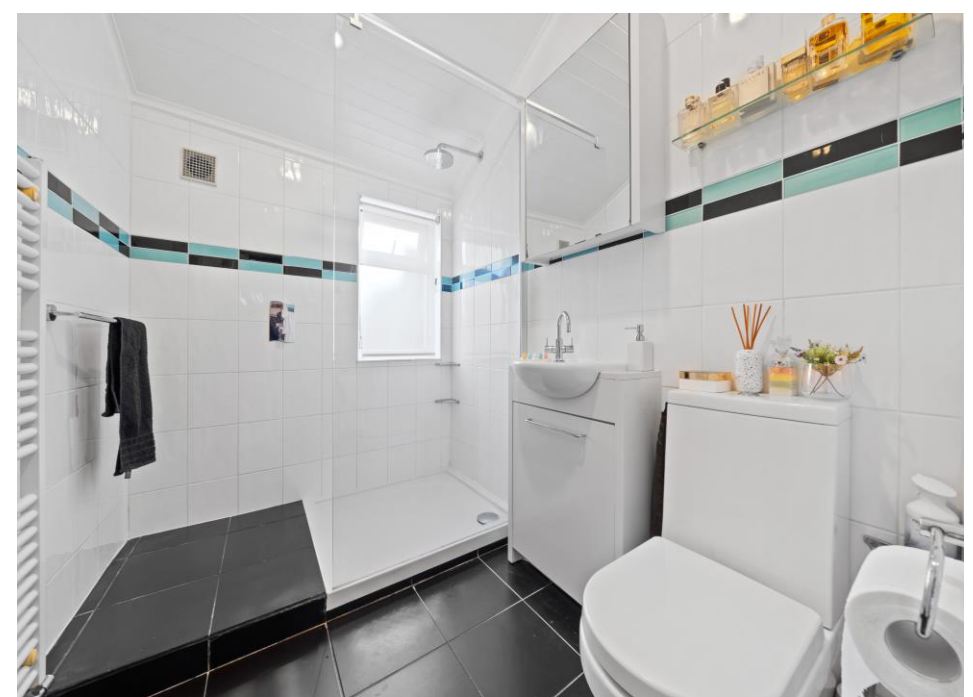
The fitted kitchen leads to a lobby, also with access to the rear garden, and onto the family shower room. There is a lean-to store area, accessed from the patio.

Upstairs there are three double bedrooms, all with fitted wardrobes/cupboards.

Outside

There is a small walled garden area to the front of the property. The rear garden is mainly laid to lawn with a patio area and garden sheds.





Council Tax -
Tenure - Freehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

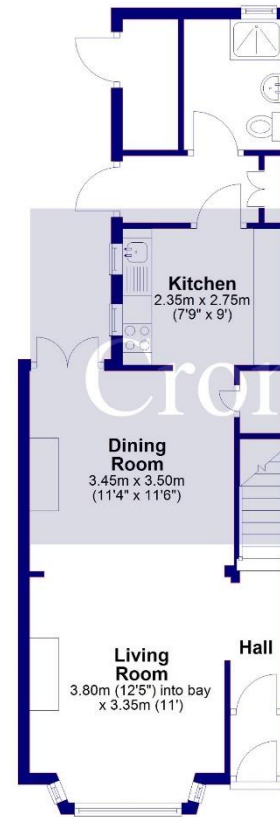
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Disclaimer

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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

Ground Floor
Approx. 47.8 sq. metres (515.0 sq. feet)



First Floor
Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 87.3 sq. metres (939.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



