

Cromwells



Gander Green Lane, Sutton, SM1 2EU

£355,000

This well presented, two double bedroom upper maisonette has the added benefits of off road parking and a secluded private rear garden.

It is situated in a convenient residential location with easy access to the amenities of Cheam Village and Sutton Town Centre. There are shops, restaurants, gyms, other leisure facilities, open spaces and transport links. West

Sutton mainline railway station is a one minute walk away, with excellent commuting services into Central London.

Well regarded local schools include Robin Hood Infants and Juniors, Cheam High School, Nonsuch High School for Girls and Sutton Grammar School.

Share of Freehold. EPC rating E.

Accommodation

The ground floor entrance opens to a hallway with stairs leading to the first floor landing, with storage cupboard, and all rooms. The spacious reception room has a feature fire place and bay window to the front, there are two good size double bedrooms, the modern fitted kitchen and the family bathroom.

Outside

There is an off street parking space on the front driveway. The secluded private garden has a patio, grassed area, pergola and a garden shed.





Council Tax - C
Tenure - Share of Freehold

54-56 High Street
Cheam Village
Surrey
SM3 8RW

02086 424249
admin@cromwellscheam.co.uk

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		
69-80	C		
55-68	D		63 D
39-54	E	39 E	
21-38	F		
1-20	G		



