

Cromwells



Westbourne Avenue, Sutton, SM3 9ED

£305,000



This spacious two double bedroom first floor flat has the benefits of permit parking and communal gardens. It is situated in a convenient residential location, close to the amenities of North Cheam, including shops, restaurants, gyms and transport links. Local bus routes include that to Morden town centre and Morden Underground Station on the Northern Line. Well regarded nearby schools include Cheam Park Farm Primary Academy, Cheam High School and Glenthorne High School. EPC rating C.

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### **Accommodation**

The front door of this first floor apartment opens to a hallway with built in storage cupboards. This leads on to the bright and spacious lounge/diner, the two double bedrooms, one with built in wardrobes, the fitted kitchen and the family bathroom.

### **Outside**

There are communal gardens to the rear of the property. There is parking to the front, with permits for residents.







Council Tax - C  
Tenure - Leasehold

54-56 High Street  
Cheam Village  
Surrey  
SM3 8RW

02086 424249  
admin@cromwellscheam.co.uk

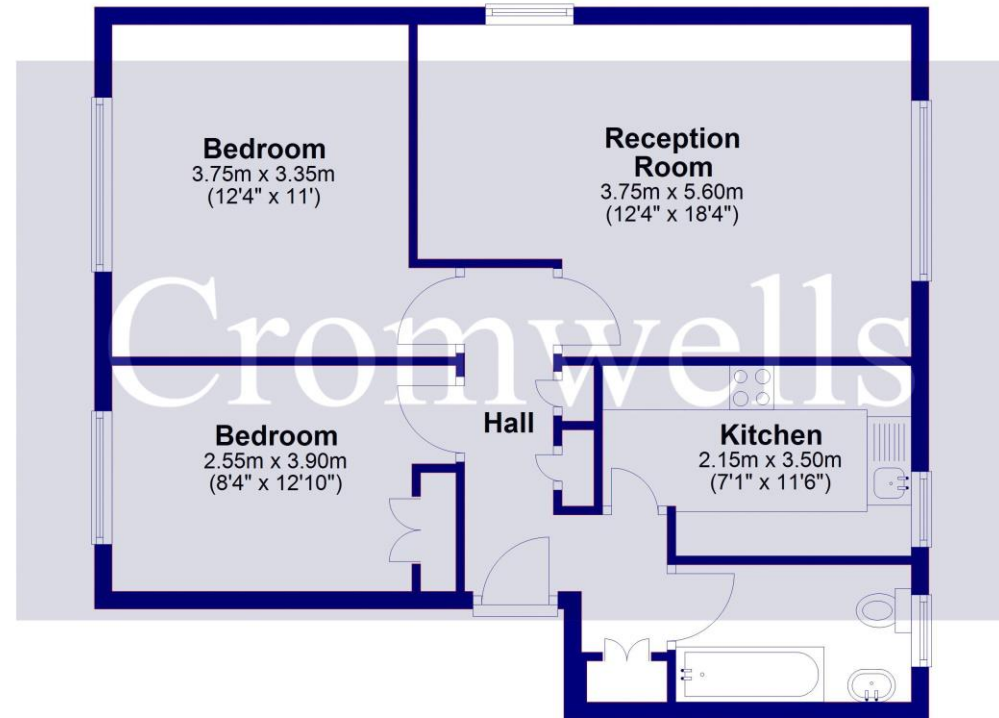
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## First Floor

Approx. 62.6 sq. metres (673.9 sq. feet)



Total area: approx. 62.6 sq. metres (673.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

