

Cromwells



Burford Road, Sutton, SM1 2NJ

Offers in Excess of £600,000

This extended four bedroom, three bathroom family home has accommodation over three floors. It has the added benefits of off road parking for two vehicles, a detached garage at the rear and a south west facing rear garden.

It is situated in a popular and convenient residential location, with easy access to the amenities of Sutton, Cheam Village and Morden. There are shops, restaurants, gyms, other leisure facilities and good transport links. Sutton Common mainline railway station is a short walk away, while buses link to Morden Underground Station, on the Northern Line. Well regarded local schools include Westbourne Primary, Cheam Park Farm Primary Academy, Harris Academy, Cheam High School, Nonsuch High School for Girls and Sutton Grammar School. EPC rating E.

Accommodation

On the ground floor an enclosed entrance porch leads to the hallway with storage cupboard, the front reception room, with double doors to the open plan rear reception/dining/kitchen area and patio doors to the rear garden, and to one of the bathrooms.

Upstairs on the first floor there are two good size double bedrooms with built in wardrobes, a single bedroom and the second family bathroom.

On the second floor there is a further double bedroom, with ample built in storage, and a shower room.

Outside

To the front of the property there is a driveway for the off road parking of two vehicles. The south west facing rear garden is mainly laid to lawn with paving and a patio area. There is a detached garage at the rear.





Council Tax - D
Tenure - Freehold

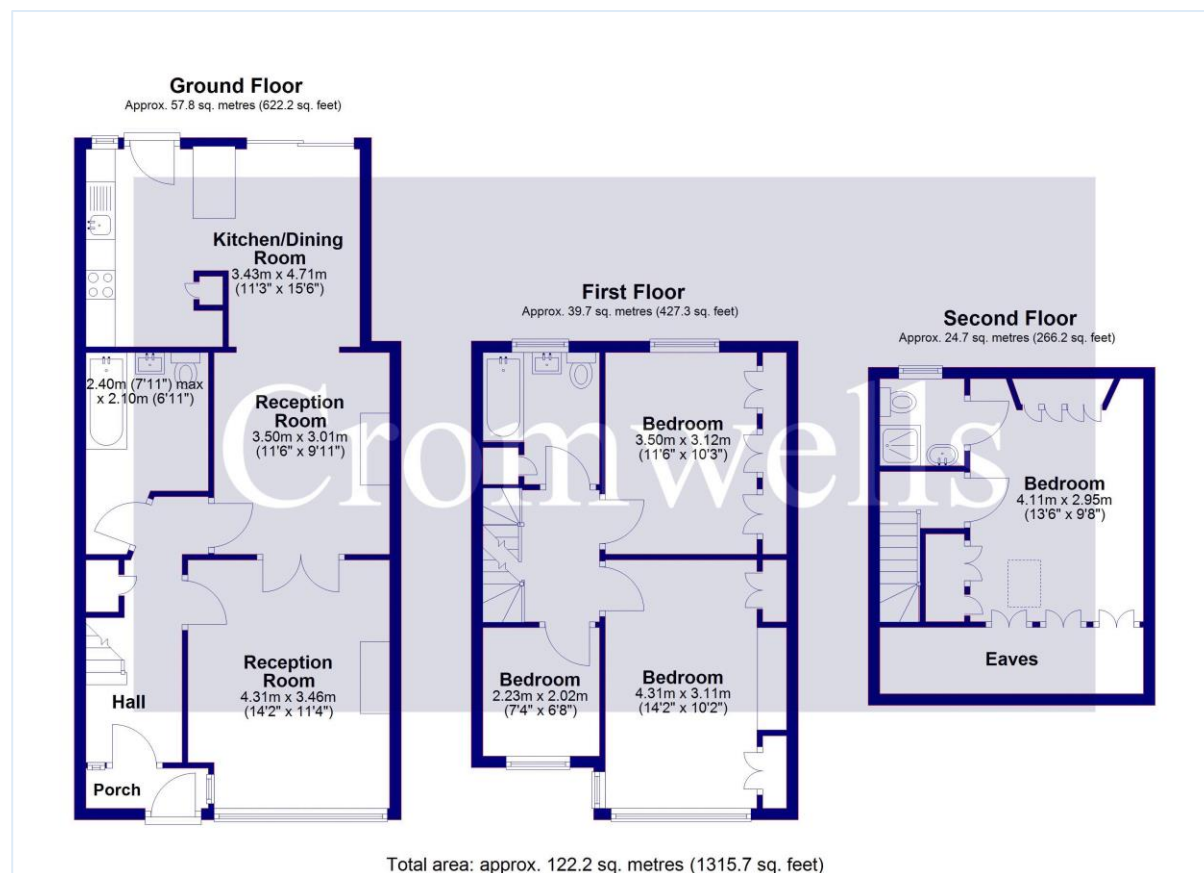
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Disclaimer

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





